Box 13 # 8194

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/04 14:24 1pgs
Fees:13.00 Taxes:328.89
20040712-0082730

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,888.00

Heidi Jo Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Lloyd	OAKMONT MORTGAGE CO., INC.	91-12-115
(NAME)	(NAME)	
608 45th Ave. North	5445 Triangle Pkwy, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Norcross, GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TONI J. ROTHFUSS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTY LLOYD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 65 AND 67 OF BLOCK NUMBER 56 ON THE PLAN OF WEST NASHVILLE, OF RECORD IN BOOK 57, *PAGE 74 AND PAGE 75, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK, AS TRUSTEE FOR ASSET-BACKED CERTIFICATES, SERIES 2000-4 BY ITS LAWFUL ATTORNEY-IN-FACT COUNTRYWIDE HOME LOANS, INC. OF RECORD IN INSTRUMENT NO. 20040308-0025964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ☐

This is improved ☒ property, known as 608 45th Ave. North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of June, 2004.

Toni J. Rothfuss

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named TONI J. ROTHFUSS the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 29TH DAY OF JUNE, 2004.

Commission expires: **05/29/05**

Notary Public **I. Dyke Tatum, Attorney**

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN