This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/13/04 11:02 2pgs
Fees:13.00 Taxes:673.40

20040813-0098086

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Martin Rule, married
228 Clearlake Drive W
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map 136-6-131

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Rust,** hereinafter called the **Grantors**, do hereby convey unto **Martin Rule, married**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, Being Lot No. 445 on the Plan of Priest Lake Park, Section 7-A, as of record in Book 5200, pages 107, 108, and 109, said Register's Office.

Being the same property conveyed to Stephanie Rust on June 30, 2000 by Warranty Deed of record in Instrument 20000713-0069429 said Register's Office.

This is improved property known as 228 Clearlake Drive W, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of August, 2004.

Stephanie Rust

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 6th day of August, 2004.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$186,000.00~~. 182,000.00

Affiant

Sworn and subscribed before me on August 6, 2004.

Notary Public

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN