Davidson County DEEDWARR
Recvd: 08/27/04 08:34 2pgs
Fees:13.00 Taxes:347.80

20040827-0103665

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $94,000.00.

Subsribed and sworn before me this the 25th day of August, 2004.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Affix Seal)

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400738
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Myron L. Rosenboro
1353 Timber Valley Drive
Nashville, TN 37214

Send tax bills to:
America's Wholesale Lender
750 Old Hickory Blvd #180
Brentwood, TN 37027

Map 108-16 Parcel 57

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Allison Hines, An Unmarried Woman and Doris Hudgens, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Myron L. Rosenboro, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Described property in Davidson County, Tennessee being Lot Number 76A of the Zone Lot Division of Lot Number 27, 76, 82, 83 and 84, of Section 2 of Percy Priest Woods of record in Plat Book 5200, Page 755 and 756, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the property conveyed to Allison Hines and doris Hudgens by Trustee's Deed of record in Instrument No. 20040114-0005819, dated 12/29/03; And also being the same property conveyed to Cheryl Bradshaw-Cox by Deed of record in Book 8844, page 520, dated1/15/93; said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1353 Timber Valley Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 25th day of August, 2004.

Allison Hines

Doris Hudgens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Allison Hines and Doris Hudgens, 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, this 08/25/04.

My commission expires:

_____

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

_____
Notary Public