WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/04 08:17 2pgs
Fees:13.00 Taxes:1128.50
20040908-0108102

State of Tennessee)
County of Davidson)

G#2669-2

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2004.

Notary Public

My commission expires: Nov. 24 2007

(AFFIX SEAL)

SHARON M. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LAURA S. TARUMIANZ and MATTHEW A. PERKINS	new owner	**Map 104-15-0, Parcel 278.00**
2701 West Linden Avenue		
Nashville, TN 37212		

FOR AND IN 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,

JEFFREY H. TRULL and wife, AMY TRULL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAURA S. TARUMIANZ and MATTHEW A. PERKINS, both unmarried, as joint tenants with right of survivorship

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 No. 1 on the Plan of Lokey Subdivision, as of record in Book 6200, Page 958, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50 feet on the southerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back between parallel lines 192 feet to a dead line.

TOGETHER with an ingress/egress easement over and across a portion of Lot No. 2 as shown on said plan in Plat Book 6200, Page 958, and described in Book 8168, Page 595, and in Book 9668, Page 483, said Register's Office.

BEING the same property conveyed to Jeffrey H. Trull, by Warranty Deed dated August 30, 2001, from Kenneth K. Hansen and wife, Sue F. Hansen, of record in Instrument No. 20010831-0094969, Register's Office for Davidson County, Tennessee.

AMY Trull, spouse of the above named Jeffrey H. Trull, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is subject to Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20011129-0130321, said Register's Office; Ingress and Egress Easement as stated in the Deeds hereinabove recited; and further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) Unimproved (_____) property, known as: **2701 West Linden Avenue, Nashville, TN 37212.**

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 convenant 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/our hand(s) this **31st** day of **August, 2004.**

8/31/04

JEFFREY H. TRULL

AMY TRULL

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 **JEFFREY H. TRULL and wife, AMY TRULL,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2004.**

Notary Public

My Commission Expires: 5/30/07

