Davidson County DEEDWARR
Recvd: 09/22/04 13:42 2pgs
Fees:13.00 Taxes:419.95

20040922-0114127

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN05870

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of September, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter P. Roze **1312 Boscobel Street** **Nashville, TN 37206**	**America's Wholesale Lender** **7105 Corporate Drive, PTX-A-195** **Plano, TX 75024-4100**	**083-13-0-196.00**

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,

Adrian D. Samuels and wife, Ivanetta D. Samuels

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

Peter P. Roze, an unmarried man

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 part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet from the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley; thence with the said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to Adrian D. Samuels and wife, Ivanetta D. Samuels, as tenants by the entirety, by Quitclaim Deed, through Richard A. Northcutt, Trustee, from Adrian D. Samuels, dated 5-7-04 and recorded 5-18-04 in Instrument No. 20040518-0058020, and being the same property previously conveyed to Adrian D. Samuels, married, by Warranty Deed from Leland D. Watts, married, dated 4-1-04 and recorded 4-2-04 in Instrument No. 20040402-0037247, and being the same property previously conveyed to Leland D. Watts, by Warranty Deed from Melvin R. Harrington and wife, Brenda J. Harrington, dated 1-31-96 and recorded 2-6-96 in Book 9939, page 221, Register's Office for Davidson County, Tennessee. The said Adrian D. Samuels is also known as Dexter Samuels.

Unimproved ( )
This is improved (X) property known as **1312 Boscobel Street, Nashville, TN 37206**
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 our hands this 17th day of September, 2004.

Adrian D. Samuels **Ivanetta D. Samuels**

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 **Adrian D. Samuels** and wife **Ivanetta D. Samuels** the bargainor(s) 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 17th day of September, 2004.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon **his/her/their** oath(s) acknowledged **himself/herself/themselves** to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that **he/she/they** as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 17th day of September, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 17th day of September, 2004.

My commission expires:_____ _____
Notary Public