Return to: First Title and Escrow Company, Inc.
Box 9B File number 23343

Davidson County DEEDWARR
Recvd: 09/28/04 15:26 2pgs
Fees:13.00 Taxes:1365.30

20040928-0116813

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

MARC JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

G-TM-04-3911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Rubinowicz	NEW OWNER	
3911 Trimble Road	(NAME)	130-7-109
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS ALLEN FUQUA, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD RUBINOWICZ AND WIFE, LISA RUBINOWICZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, to wit:

Being parts of lots Nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, being part of Lot No. 5 on the unrecorded plan of Fitzpatrick's Re-subdivision of lots Nos 214, 215, 216 and part of lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 151.4 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office, being 15.6 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan and being the northeast corner of the property conveyed to Raeburn B. Stiles and wife by deed from James J. Montague and wife, of record in Book 1816, Page 127, said Register's Office; thence with the easterly line of the Stiles property, southwardly 308.4 feet, more or less, to the northerly line of Lot No. 2; thence with the northerly line of said lot No. 2; eastwardly 25 feet; thence northwardly 303 feet to the beginning.

Tract II:

Land in the 7th Civil District of Davidson County, being parts of lots nos 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103; Register's Office for said County, being the easterly 85.8 feet front and 85.2 feet rear of lot No. 4 and the westerly 15.6 feet front and 16.4 feet rear of lot No. 5 on the unrecorded plan of Fitzpatrick's Resubdivision of lots nos 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Land Company's subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 50 feet east of the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office; thence with the southerly margin of said Road, eastwardly 101.4 feet to a point 15.8 feet east of the corner of lots Nos 4 and 5 on said Fitzpatrick's unrecorded plan: thence southwardly 308.4 feet, more or less, to the northerly line of Lot No. 5; thence with the northerly line of lots Nos 2 and 3, westwardly 101.6 feet to a point 50 feet east of the southwest corner of said lot No. 4; thence northwardly 302.9 ft., more or less to the beginning.

Being the same property conveyed to Thomas Allen Fuqua, Jr. by General Warranty Deed executed December 17, 1992 and filed for record in Book 8919, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements and restrictions as shown of record including those of record in Book 5172, page 739; Book 7380, page 742; and Plat Book 421, page 102-103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3911 Trimble Road, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of September, 2004.

Thomas Allen Fuqua, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Allen Fuqua, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)

MARC JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212