Davidson County DEEDWARR
Recvd: 10/12/04 16:16 2pgs
Fees:13.00 Taxes:828.80

20041012-0123116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON CO.

# WARRANTY DEED

G-CD-04-2516

MY CO:

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 |
|---|---|---|
| Marvin W. Green | New Owner (NAME) | |
| 2516 Ashwood Avenue | | 104-15-42 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37212 | | |
| (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 ANTHONY R. HAGELGANS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARVIN W. GREEN AND WIFE, TASHA S. GREEN, 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:

Located in Davidson County, Tennessee, being the westerly one- half of Lot No. 71 on the Plan of Sunset Park of record in Plat Book 332, page 123, Register's Office for Davidson County, Tennessee.

Said west half of Lot No. 71 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines 160.5 feet to the south line of Lot No. 90.

Being the same property conveyed to Anthony R. Hagelgans, by Warranty Deed executed April 22, 1998 and filed for record April 23, 1998 in Book 10898, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record including those of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2516 Ashwood Avenue, Nashville, Tennessee 37212
(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 30th day of September, 2004.

Anthony R. Hagelgans

Melissa Hagelgans

STATE OF Tennessee
COUNTY OF Davidson

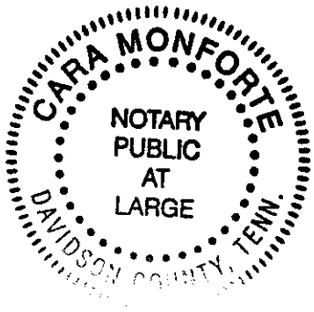
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony R. Hagelgans and Melissa Hagelgans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires: 1/26/2008

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903