Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 11/19/04 14:44 2pgs Fees:13.00 Taxes:192.40 20041119-0139299	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF NOVEMBER, 2004. Notary Public MY COMMISSION EXPIRES: September 22, 2007 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ROCHLITZ, ET AL	**SAME**	**83-5-159**
(NAME) **391 BLACKMAN ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, ROBERT L. KAATRUDE AND WIFE, DAWN GILBERT KAATRUDE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ, A 1/4TH UNDIVIDED INTEREST AND KURT JAMES ROCHLITZ AND WIFE, MARY LYNN ROCHLITZ, A 1/4TH UNDIVIDED INTEREST AND TIMOTHY M. KENEFICK A 1/2 UNDIVIDED INTEREST,** 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 the southerly part of Lot No. 5 and a 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D. H. Bailey's property, as of record in Book 421 page 65 of the Register's Office of Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being the same property conveyed to Robert L. Kaatrude by deed from Phillip A. Oakley, unmarried, of record in Book 7414, page 786, Register's Office for Davidson County, Tennessee. Further, being the part of the same property conveyed to Robert L. Kaatrude from Beverly J. Roderick (formerly Beverly J. Kaatrude) of record in Book 10137, page 522, said Register's Office.

This conveyance is subject to a utility easement of record in Book 702, page 245, matters contained on the Plan of record in Book 421, page 54, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See General Durable Power of Attorney of Robert L. Kaatrude being recorded simulateneously herewith as Instrument No. 20041119-0139298, Register's Office for Davidson County, Tennesseee.

Unimproved ( )
This is improved(X) property, known as 1029 MANSFIELD AVENUE, NASHVILLE, TN 37206
(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 GRANTEES, their heirs 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 hand(s) this 19th DAY OF **NOVEMBER, 2004**.

Robert L. Kaatrude
By: Dawn Gilbert Kaatrude
Attorney in fact for

ROBERT L. KAATRUDE
BY: DAWN GILBERT KAATRUDE, ATTORNEY IN FACT FOR ROBERT L. KAATRUDE

Robert L. Kaatrude

Dawn Gilbert Kaatrude

DAWN GILBERT KAATRUDE

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 **DAWN GILBERT KAATRUDE, ATTORNEY IN FACT FOR ROBERT L. KAATRUDE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROBERT L. KAATRUDE** and who acknowledged that she executed the same as the free act and deed of **ROBERT L. KAATRUDE**.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2004.

My commission expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

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 **DAWN GILBERT KAATRUDE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of **NOVEMBER, 2004**.

My commission expires: **SEPTEMBER 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public