# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/04 08:41 2pgs
Fees:13.00 Taxes:428.83

20041130-0141852

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2004.

Notary Public:

MY COMMISSION EXPIRES: May 24, 2005

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN KAYE RICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Robert P. Davis | NEW OWNER | Map 150 |
| 2725 Park Dale Dr. | | Group |
| Nashville, TN 37217 | | Parcel 384 |

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

**Rose Mary Rummel, a/k/a Rose Mary Rummel Anderson**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Robert P. Davis and wife, Susan K. Davis**

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:

BEING Lot No. 1, on the Plan of Park Dale Subdivision, of record in Plat Book 6200, Page 597, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rose Mary Rummel Anderson by Quitclaim Deed from Brian Edward Anderson, of record in Book 8172, Page 223, said Register's Office. See also deed of record in Book 7545, Page 663, said Register's Office.

This conveyance is subject to Restrictions of record in Book 7472, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 597, said Register's Office.

Rose Rummel and Rose Mary Rummel Anderson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2725 Park Dale Dr., Nashville, TN 37217

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 my hand this 22nd day of November, 2004.

Rose Mary Rummel

Rose Mary Rummel

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 Rose Mary Rummel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.