WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

B-ALEX-04-209

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
Stephen N. Donnelly	Wells Fargo Bank N.A.	
209 Dellrose Drive	(NAME) P.O. Box ~~5137~~ 10304	084.15-0-104.00
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Des Moines, IA 50306	
(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 SCOTT M. ANDREWS AND REBECCA B. ANDREWS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN N. DONNELLY, ~~UNMARRIED~~, *** 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:

BEING LOT NO. 75 ON THE PLAN OF DONELSON MEADOWS, AS OF RECORD IN PLAT BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SCOTT M. ANDREWS AND REBECCA B. ANDREWS, HUSBAND AND WIFE BY WARRANTY DEED FROM JOHN L. SCOTT AND WIFE, FRANCINE D. SCOTT, RECORDED THE 27TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021127-0147033, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*** and PATRICIA A. DONNELLY, HUSBAND AND WIFE

unimproved ( )
This is improved (X) property, known as 209 Dellrose Drive, Nashville, Tennessee 37214
(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 28th day of January, 2005.

Scott M. Andrews

Rebecca B. Andrews

Davidson County DEEDWARR
Recvd: 02/01/05 14:34 2 pgs
Fees:13.00 Taxes:591.63

20050201-0011784

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott M. Andrews and Rebecca B. Andrews, 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 28th day of January, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



~~RETURN TO:~~

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2903~~

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#1524