THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 02/14/05 08:31 2 pgs
Fees:13.00 Taxes:962.00
20050214-0016207

Tax Map: 91-15-240

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Elizabeth Clark Rose
Affiant

Subscribed and sworn to before me this the 10th day of February, 2005.

My Commission Expires: 7/19/08

Jodean M. King
Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Elizabeth Clark Rose
(Name)
5010 Dakota Avenue
(Street Address)
Nashville, TN 37209

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LINDA F. BURNSED, a single woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ELIZABETH CLARK ROSE, a single woman,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Block 17 of the Realty Saving Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company First Addition, as of Record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to Linda F. Burnsed by Deed of record in Book 10591, Page 481, recorded 09/3/1997, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 5010 Dakota Avenue, Nashville, TN 37209.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she has lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" do further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 10th day of February, 2005.

Linda F. Burnsed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **LINDA F. BURNSED,** 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 in Nashville, Tennessee, this 10th day of February, 2005.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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