Davidson County DEEDWARR
Recvd: 03/02/05 15:51 2 pgs
Fees:13.00 Taxes:486.55
20050302-0023180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Judy L. Rose
5659 Amalie Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
161-11-0-025

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jean Garrett** hereinafter referred to as Grantors, hereby transfers and conveys to **Judy L. Rose, a single woman,** hereinafter referred to as 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 Lot No. 334, on the plan of Huntington Park, Section Three, of record in Book 4460, Page 68, Register's Office for said County.

Said Lot No. 334 fronts 75.0 feet on the westerly margin of Amalie Drive and extends back 178.96 feet on the northerly line and 212,59 feet on the southerly line to a dead line in the rear, measuring 82.19 feet thereon.

Being the same property conveyed to Jean Garrett by Warranty Deed from Richard J. McNeely and wife, Helen Ann Vickers of record in Instrument No. 20031024-0157405, Register's Office for Davidson County, Tennessee dated October 10, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4225, Page 778, Book 4393, Page 383, Book 4577, Page 789, Book 4580, Page 489, Book 4734, Page 353, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5659 Amalie Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of February, 2005.

Jean Garrett

Jean Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Garrett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05

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