Record & Return to
Watauga Title Company
155 Franklin Road Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/11/05 15:09 2 pgs
Fees:13.00 Taxes:603.10

20050311-0027367

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2005.

Notary Public
My commission expires: 7.19.08

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0502-32495

Address of New Owner:	Send Tax Bills to:	Tax Information
Diane Garrison		083-14-0-043.00
1621 Russell St.	Owner	
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rachael L. Ross, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Diane Garrison and Dusti Ramich, hereinafter called the Grantees, their successors 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. 34, on the Plan of Lindsley Subdivision of The Chadwell Tract, of record in Book 2, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Ross, married, and Rachael L. Ross, unmarried, and Rebekkah A. Ross, unmarried, as joint tenants with right of survivorship, by deed from Kenneth G. Sleeper and wife, Susan D. Pedigo, of record in Book 10913, Page 898, Register's Office for Davidson County Tennessee. David E. Ross, Rachael L. Ross, and Rebekkah A. Ross conveyed subject property to Rachael L. Ross, unmarried, by quitclaim deed of record in Instrument No. 20020722-0087718, rerecorded in Instrument No. 20020726-0090033, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1621 Russell St., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING FOR THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

03/07/2005 01:51 6153831390 REALTY TITLE GH PAGE 07/10

WITNESS my hand this 7 day of March, 2005.

Rachael L. Ross

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachael L. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Chicago, IL, this 7 day of March, 2005.

Carmelita Hollister

Notary Public
State of Tennessee at Large

My Commission expires: 12-18-07 #11.

"OFFICIAL SEAL"
CARMELITA HOLLISTER
Notary Public, State of Illinois
My Commission Expires Dec. 18, 2007

03/07/2005 01:51 6153831390 REALTY TITLE GH PAGE 08/10