6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/01/05 14:17 2 pgs
Fees:13.00 Taxes:62.90
20050401-0035589

L. DYKE TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONI J. ROTHFUSS	**SAME**	**91-7-3**
(NAME)	(NAME)	
5310 PENNSYLVANIA	**4609 NEBRASKA AVENUE**	
(ADDRESS)	(ADDRES	
NASHVILLE, TN 37209	**NASHVILLE, TENNESSEE 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES HOLDER and MELINDA W. HOLDER, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONI J. ROTHFUSS**, 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. 1223 AND THE WESTERLY 15 FEET OF LOT NUMBER 1221, BLOCK 39, PLAN 2, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUN BACK BETWEEN PARALLEL LINES, LOT NO. 1223 RUNNING BACK ALONG THE EAST MARGIN OF 54TH AVENUE NORTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES HOLDER BY DEED FROM M. NORRIS JENKINS, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20030723-0102847 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5310 PENNSYLVANIA, NASHVILLE, TN 37209**

(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 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 **our hands** this **24th day of March, 2005.**

James Holder
JAMES HOLDER

Melinda W. Holder
MELINDA W. HOLDER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared JAMES HOLDER and MELINDA W. HOLDER, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2005.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

