03

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,500.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/01/05 15:41 2 pgs
Fees:13.00 Taxes:297.85
20050401-0035695

03-0502-32548

Address of New Owner:	Send Tax Bills to:	Tax Information
John B. Rummage, Jr. 1004 Rodney Drive Nashville, TN 37205	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	131-02-0-A-096.00CO

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, **Ruth S. Sprinkle, William M. Shelton and James R. Shelton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John B. Rummage, Jr.**, 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 the 19th Civil District of Davidson County, Tennessee, being Unit No. M-13, on the Plan of Hobbs House Apartments, of record in Book 4597, Page 74, amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth S. Sprinkle, William M. Shelton, and James R. Shelton, by deed from Ruth S. Sprinkle, Co-Executor, and William M. Shelton, Co-Executor of record in Book 9674, Page 77, Register's Office for Davidson County, Tennessee.

Subject property is not now, and has never been, the principal residence of Grantors.

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 2116 Hobbs Road, #M-13, Nashville, TN 37215

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.
WITNESS my hand this 23 day of March, 2005.

Ruth S. Sprinkle

William M. Shelton by
Ruth S. Sprinkle, Atty-in-Fact

James R. Shelton by
Ruth S. Sprinkle, Atty-in-Fact

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth S. Sprinkle, 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 Atlanta, GA, this 23RD day of March, 2005.

Notary Public

My Commission expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 25, 2006

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, RUTH S. SPRINKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for James R. Shelton and William M. Shelton and is authorized by them to execute this instrument on their behalf.

Witness my hand in Atlanta, Georgia, this 23RD day of March, 2005.

Notary Public

My Commission expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 25, 2006

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