This instrument prepared by:
Brenda R. Lehman, Attorney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-789473**

Davidson County DEEDWARR
Recvd: 04/19/05 13:46 3 pgs
Fees:18.00 Taxes:684.50

20050419-0043501

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of April, 2005**, by and between **Ponnie Rasmussen, as to a Life Estate**, parties of the first part, and **Daniel Pulley**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT 1 OF BLOCK E, BATTLEFIELD ESTATES, SECTION 2, AS OF RECORD IN BOOK 843, PAGE 108, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT 1 FRONTS 100 FEET ON THE SOUTHERLY MARGIN OF BATTLEFIELD DRIVE AND EXTENDS BACK 200 FEET ON THE WESTERLY LINE ALONG THE EASTERLY MARGIN OF MCNAIRY LANE, AND EXTENDS BACK 200 FEET ALONG THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 100 FEET THEREON.

Being the same property conveyed to Margaret Lavender as to a Life Estate, with remainder interest to Ponnie Rasmussen from SunTrust Bank, a Georgia corporation (Successor to Third National Bank in Nashville), Executor Under the Will of Lee Ola Noble Meadors, by virtue of Executor's Deed as recorded on 01/02/2003 in Instrument Number 20030102-0000151 corrected at Instrument No. 20050210-0015429, in the Register's Office for Davidson County, Tennessee. Margaret Lavender now being deceased as of October 4, 2004, County of Davidson, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **118-06-0 102.00**
X Improved OR
Unimproved property located at: **843 Battlefield Dr., Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ponnie Rasmussen

STATE CALIFORNIA OF

COUNTY ALAMEDA OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ponnie Rasmussen, as to a Life Estate** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this 14TH **day of April, 2005.**

Notary Public

My Commission Expires: SEPT-22ND2005

ANDREW ADIKRI BAPI
COMM. # 1321730
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
COMM. EXP. SEPT. 22, 2005

****

Owner's Name: **Daniel Pulley**

and Address: **843 Battlefield Dr.**
Nashville, TN 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Daniel Pulley
8438 Battlefield Dr.
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$185,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of April, 2005.**

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County