Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/06/05 13:23 1 pgs
Fees:13.00 Taxes:758.13
20050506-0051409

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00 .

Jammy Blalock
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2005.

(Affix Seal) Notary Public

My Commission Expires:

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Preparer's File #-05D0226

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronelle Ruettiger	Suntrust Mortgage Inc	173-09
7108 Lenox Village Dr.	901 Fourth Ave. N 7th FL	A
Nashville, TN 37211	Nashville TN 37219	25.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL J. HESS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RONELLE RUETTIGER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Lenox Village, Section One, a Planned Unit Development, as recorded under Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael J. Hess, unmarried by Warranty Deed from Signature Properties, LLC of record in Instrument No. 200301060001650, executed on 01-03-03 and recorded on 01-06-03, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **7108 Lenox Village Dr., 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **April, 2005**:

Michael Hess

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 MICHAEL J. HESS, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 28th day of April, 2005.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.