20B

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby L. Paul	nBank, N.A.	MAP 061-14
(NAME)	(NAME)	
3833 Saunders Avenue	55 Merchant Street, Suite 300	PARCEL 045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati, OH 45246	
(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, Lola McBroom Russ, Individually and Executrix of the Estate of Rose R. McBroom, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby L. Paul, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to William McBroom, Jr. and wife, Rose R. McBroom by Warranty Deed from R.W. Mitchell and wife, Allyn Mitchell, dated April 2, 1969, of record inn Book 4323, Page 205, Register's Office for Davidson County, Tennessee. The said William McBroom, Jr. having predeceased Rose R. McBroom. Rose R. McBroom having since died on April 9, 2005. Pursuant to the Last Will and Testament said property was devised to Lola May Russ.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Lola McBroom Russ being one and the same person as Lola May Russ.

Davidson County DEEDWARR
Recvd: 05/19/05 10:15 2 pgs
Fees:13.00 Taxes:311.91
20050519-0056493

unimproved ( )
This is improved (X) property, known as 3833 Saunders Avenue, Nashville, TN 37216
(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 my hand this 17th day of May, 2005

The Estate of Rose R. McBroom, Deceased

Lola McBroom Russ, Individually
Lola McBroom Russ

By: Lola McBroom Russ, Executrix
Lola McBroom Russ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lela McBroom Russ

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville (Tennessee), this 17th day of May 2005.

Commission expires 11/24/07

Notary Public

BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public