This instrument prepared by:
Brenda R. Lehman
Attorney at Law
First American Title Insurance Co.
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

Davidson County DEEDWARR
Recvd: 05/20/05 10:48 4 pgs
Fees:23.00 Taxes:1073.00
20050520-0057066

File No.: **2105-816572**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighteenth day of May, 2005**, by and between **Arnold Rosen and wife, Kathleen E. Rosen, as tenants by the entirety**, parties of the first part, and **Elaine Pennington and April Pennington**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF LOT NO. 127 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND BEING FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL & COMPANY, P.C., LICENSE NUMBER 100, 400 7TH AVENUE S., NASHVILLE, TENNESSEE 37203, DATED DECEMBER 14, 1990, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF GREENFIELD AVENUE, SAID POINT BEING 326.5 FEET EAST OF THE INTERSECTION OF GALLATIN PIKE AND GREENFIELD AVENUE; THENCE ALONG SAID NORTHERLY MARGIN OF GREENFIELD AVENUE EASTERLY 85 FEET TO A POINT; THENCE NORTHERLY 205 FEET TO A POINT; THENCE WESTERLY 85.3 FEET TO A POINT; THENCE SOUTHERLY 205 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Arnold Rosen and wife, Kathleen E. Rosen, as tenants by the entirety, by Warranty Deed recorded in Book 8279, page 601, said Register's Office.

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

Parcel ID # **072-03-0 200.00**
X Improved OR
Unimproved property located at: **1105 Greenfield Ave., Nashville, Tennessee 37216**

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.

Arnold Rosen

Kathleen E. Rosen

By: Linda E. Cooley, Atty-In-Fact

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Arnold Rosen** 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 **his** free Act and Deed.

Witness my hand and Notarial Seal this **Eighteenth day of May, 2005.**

Notary Public

My Commission Expires: SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

State of **PA**

County of ALLEGHENY

On this the 9 day of May, 2005, before me personally appeared Linda E. Cooley, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kathleen E. Rosen, and who acknowledged that she executed the same as the free act and deed of the said Kathleen E. Rosen by virtue of a Power of Attorney, duly executed by the said Kathleen E. Rosen, and appearing of record in Instrument Number 20050520-0057065, said Register's Office..

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 9 day of May, 2005, , by Linda E. Cooley as Attorney in Fact for Kathleen E. Rosen, and who is/are personally known to me or has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Richard S Ross

Notary Print Name

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Richard S. Ross, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires June 30, 2008
Member, Pennsylvania Association Of Notaries

****

Owner's Name: **Elaine Pennington**

and Address: **1105 Greenfield Ave.**
Nashville, TN 37216

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

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 **$290,000.00** 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 **Eighteenth day of May, 2005.**

Notary Public

My Commission Expires: 