Davidson County DEEDWARR
Recvd: 05/23/05 14:19 3 pgs
Fees:18.00 Taxes:508.75

20050523-0057964

Return to: First Title & Escrow Co. Inc.
File # 24215
Box 9B

WARRANTY DEED

G-SZ-05-1244

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aya S. Zvaigzne	First Horizon Home Loan	
1244 Kenmore Place	111 Westwood Place St. 109	
Nashville, Tennessee 37216	Brentwood, TN 37027	072-07-0 150.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSE GREEN GENTRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AYA S. ZVAIGZNE, UNMARRIED, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 1244 Kenmore Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of May, 2005.

Rose Green Gentry by Marjorie G. Cassell Attorney in Fact

Rose Green Gentry by Marjorie G. Cassell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marjorie G. Cassell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Rose Green Gentry and acknowledged that she executed the same as the free act and deed of the said Rose Green Gentry.

Witness my hand and official seal at Nashville, Tennessee on this the 6th day of May, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Exhibit "A"

Land in Davidson County, Tennessee, more particularly described as follows:

First tract: BEING the westerly one-half of Lot No. 71 and the westerly 50 feet of the northerly 50 feet of Lot No. 52 on the map of Kenmore place, as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 71 and 52 fronts 50 feet on the southerly side of Warner and runs back between parallel lines 300 feet to a dead line.

Second tract: being the easterly one-half of Lot No. 72 on the map of Kenmore place as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of lot 72 fronts 50 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Rose Green Gentry by Quitclaim Deed from James M. Gentry, recorded March 14, 1996, in Book 9978, page 980, Register's Office for Davidson County, Tennessee, AND being the same property conveyed to James M. Gentry and wife, Rose Green Gentry, by deed recorded September 6, 1950, in Book 1880, page 275, Register's Office for Davidson County, Tennessee.

The said James M. Gentry passed on June 13, 1996.

This conveyance is subject to a) 2004 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matter appearing on plat of record in Book 332, page 32-33, said Register's Office; c) agreement of record in Book 7231, page 698, said Register's Office; d) any and all existing easements and restrictions as shown of record, register of deeds, Davidson County, Tennessee.