Davidson County DEEDWARR
Recvd: 05/24/05 10:00 3 pgs
Fees:17.00 Taxes:0.00
20050524-0058330

# WARRANTY DEED

**DATE:** May 20, 2005

**NAME OF PREPARER OF INSTRUMENT:** Robert V. Hands, Attorney-at-Law
83 N. Avondale
Amarillo, Texas 79106
Phone Number (806) 678-0688

**GRANTOR:** **Francis A. Rossnagel**, a single man

**GRANTOR'S MAILING ADDRESS (including county):**

812 S. Palo Duro
Amarillo, Potter County, Texas 79106

**GRANTEE:** **Francis A. Rossnagel**, as Trustee of the **Francis A. Rossnagel Trust**, a revocable trust, under Trust Agreement dated May 20, 2005

**GRANTEE'S MAILING ADDRESS (and place to send tax bills to):**

3912 Doris Dr.
Amarillo, Randall County, Texas 79109

**CONSIDERATION:** -0-. This is a gift into a revocable trust.

**PROPERTY (including any improvements):**

**Map:** 84-14
**Parcel number:** 218

2158 Brookview Drive, Nashville, Tennessee 37214, managed by Bryan Ward & Elmore P.O. Box 60038 Nashville Tennessee 37206, (615) 262-0441, and more fully described as follows:

Land in Davidson County, Tennessee, being part of lot no. 68, Section 2, Donelson Meadows, as of record in Book 2133, page 100, Register's Office, Davidson County, Tennessee.

Said Lot No. 68 fronts 80 feet on the Northeasterly side of Brookview Drive and extends back 214.2 feet on the Northwesterly line and 218.90 feet on the Southesterly line to a dead line in the rear which measures 80.5 feet.

Being the same property conveyed to Francis A. Rossnagel by deed from William Glyn Taylor and wife, Barbara Taylor, as of record in Book 5384, page 38, Register's Office for said County.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gifts, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

**Francis A. Rossnagel**, Grantor

**(ACKNOWLEDGMENT)**

THE STATE OF TEXAS

COUNTY OF POTTER

This instrument was acknowledged before me on May 20, 2005, by **Francis A. Rossnagel**, Grantor.

(seal)

Notary Public, State of Texas

PAULA M. HANDS NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-6-2008

## OATH OF CONSIDERATION STATEMENT

THE STATE OF TEXAS

COUNTY OF POTTER

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

**Francis A. Rossnagel**, Affiant

Subscribed and sworn to before me, this May 20, 2005.

(seal)

Notary Public, State of Texas

PAULA M. HANDS NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-6-2008