WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/05 10:08 2 pg
Fees:13.00 Taxes:421.43
20050526-0059441

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHRYN S. EVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOV. 24, 2008

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
Amanda L. Paquette (NAME)	(NAME)	MAP 083-04-0
2014 Rosecliff Drive (ADDRESS)	SAME (ADDRESS)	PARCEL 044.00
Nashville, TN 37206 (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, Ruth W. Forsythe, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda L. Paquette and Jo E. Qualls*, as joint tenants with right of survivorship and not as tenants in common *a/k/a Joe Ellen Qualls

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. 110 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Sam L. Forsythe and wife, Ruth W. Forsythe by Warranty Deed from Wesley M. Baxter and wife, Betty D. Baxter, of record in Book 3342, page 527, Register's Office for Davidson County, Tennessee. The said Sam L. Forsythe having since died on October 7, 1965.

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

Marian Forsythe Baldwin executed this instrument on behalf of Ruth W. Forsythe, a/k/a Ruth Williams Forsythe, pursuant to the Durable Power of Attorney of record at Instrument No. 20040812-0097788, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2014 Rose Cliff Drive, Nashville, TN 37206
(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.

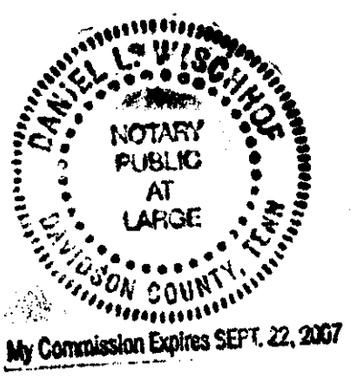
Witness my hand this 20th day of May, 2005

Ruth W. Forsythe
By: Ruth W. Forsythe
Marian Forsythe Baldwin, Attorney-in-fact
Marian Forsythe Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2005, before me the undersigend, a Notary Public in and for said County and State, personally appeared, Marian Forsythe Baldwin to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Ruth W. Forsythe, a/k/a Ruth Williams Forsythe, the within named bargainor, as her attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of Ruth W. Forsythe, a/k/a Ruth Williams Forsythe.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of May, 2005.



NOTARY PUBLIC