Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 507
Nashville, TN 37217

05-1110

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

My Commission Expires JULY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$144,000.00~~ 75,000 G.T.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF May, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
George Thomas 4120 Buena View Road Nashville, TN 37218	SAME AS OWNER	059-050-15000

WARRANTY DEED

FOR AND IN 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, Dorothy Oden Rose,*HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Thomas,**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: *an un-remarried widow **a single man

Being Lot No. 186 on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, page 81, Register's Office for said County.

Said Lot No. 186 fronts 35.0 feet on the southerly side of Buenaview Court and extends back 126.1 feet on the northwest line and 160.1 feet on the northeast line to a deed line in the rear, which is a broken line measuring a total of 246.15 feet thereon.

Being the same property conveyed to Dorsey Garfield Rose and wife, Dorothy Oden Rose by deed from Louvenia Hollingsworth, of record in Book 4825, Page 861, said Register's Office. The said Dorsey Garfield Rose having since died on 04/20/88, thereby vesting title soley in Dorothy Oden Rose as the surviving tenant by entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4120 Buena Vista Court, Nashville, TN 37218.

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

Davidson County DEEDWARR
Recvd: 05/31/05 10:20 2 pgs
Fees:13.00 Taxes:277.50

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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 25 day of May, 2005.

Dorothy Oden Rose

Dorothy Oden Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Oden Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 25 day of May, 2005.

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration: