WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/05 11:04 2 pgs
Fees:13.00 Taxes:277.50
20050610-0066672

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**
(AFFIX SEAL)

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONI J. ROTHFUSS	UNION PLANTERS BANK, N.A. D/B/A REGIONS MORTGAGE	**91-7-289**
(NAME)	(NAME)	
5204 MICHIGAN AVENUE	3325 WEST END AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37203	
(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, **ROBERT FLETCHER LANCE, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONI J. ROTHFUSS**, 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:

BEING LOST NOS. 1109 AND 1111, BLOCK NO. 169, ON THE PLAN OF WEST NASHVILLE, NO. 1 AS OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOTS NOS. 1109 AND 1111 FRONTS TOGETHER 50 FEET ON THE NORTHERLY SIDE OF MICHIGAN AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT FLETCHER LANCE, JR. BY DEED FROM PHILLIP M. KLEINSMITH, TRUSTEE OF RECORD IN INSTRUMENT NO. 20050125-0008849 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5204 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(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 **3rd day of June, 2005.**

Robert Fletcher Lance, Jr.
ROBERT FLETCHER LANCE, JR.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ROBERT FLETCHER LANCE, JR.** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **3rd day of June, 2005.**

Commission expires: **May 23, 2009**

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public