Davidson County DEEDWARR
Recvd: 06/13/05 14:47 2 pg
Fees:13.00 Taxes:173.90
20050613-0067443

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $47,000.

Affiant

Subscribed and sworn to me on June 9, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rochford Realty and Const. Co. 2200 Abbott Martion Road Nashville, Tennessee 37215	SAME	002-13-0-196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary H. Forsythe, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rochford Realty and Const. Co., Inc., hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot # 68, on the Plan of Hortense Place, as of record in Plat Book 1691, Page 955, said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Mary H. Forsythe, by Quitclaim Deed, from Don Northcutt, of record as Instrument No. 20020723-0088245, Register's Office for Davidson County, Tennessee, dated January 11, 2002, and recorded July 23, 2002.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2005 Davidson County and subsequent taxes are assumed by the Grantee; and
> 2. All matters of record in Plat Book 161, page 167, in the Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 320 33rd Avenue North, Nashville, TN 37209.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on June 9, 2005.

Mary H. Forsythe

Mary H. Forsythe

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 9, 2005, before me personally appeared Mary H. Forsythe to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 9, 2005.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

