05-1286

39-B
1 of 3

Name and Address of New Owner:

Sarah Heuer Ross
4624 Skymont Dr
Nashvillle, TN 37215

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005060239

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
131-13-0037.00

The actual consideration or value,

whichever is greater for this

transfer is $431,500.00

Affiant

Subscribed and sworn to before me on ~~08/01/05~~ 6/28/05

Notary Public

My Commission Expires 3/25/08

Davidson County DEEDWARR
Recvd: 06/30/05 15:48 2 pgs
Fees:13.00 Taxes:1596.55
20050630-0075665

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Jean D. Caplinger, now known as Jean D. Farris, a married woman, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Sarah Heuer Ross and husband, Richmond Ross, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 263 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, said Register's Office.

Beginning on the easterly margin of Skymont Drive at corner of Lots 263 and 263; thence with line between said two lots easterly 142.5 feet to the corner of Lots 263, 264 and 265; thence with the line between Lot Nos. 263 and 265, northeasterly 199.5 feet to the corner of Lots Nos. 242, 263, and 265; thence with the line between Lot Nos. 242, 243, and 263, northerly 100 feet to the corner of Lots Nos. 262 and 263; thence with the line between said two lots westerly 240.8 feet to the easterly margin of Skymont Drive; thence with the same, southerly 217.2 feet to the beginning.

Being the same property conveyed to William R. Caplinger and wife, Jean D. Caplinger, now known as Jean D. Farris, by Warranty Deed of record in Book 4548, page 37, Register's Office for Davidson County, Tennessee. The said William R. Caplinger having since died on 9/27/79.

William E. Farris, husband of Jean D. Caplinger Farris, joins in the execution of this Warranty Deed for the express purpose of conveying all of his right, title and interest, if any, marital or otherwise, in and to said realty to the said Grantees.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 4624 Skymont Dr, Nashvillle, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/28/05.

William E Farris
William E. Farris

Jean D. Farris
Jean D. Farris

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Farris and Jean D. Farris, the bargainor(s), 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, this the 06/28/05.

Eileen Strange
Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2008