07

Davidson County DEEDWARR
Recvd: 07/19/05 15:41 2 pgs
Fees:13.00 Taxes:185.00

20050719-0084024

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

MARK BLAYNEY LEESOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Affiant

Subscribed and sworn to before me, this 6th day of July, 2005.

Notary Public
My commission expires: 9/4/05

02-0506-44044

Address of New Owner:	Send Tax Bills to:	Tax Information
George V. Rudolph 3726 Homeland Drive Nashville TN 37218	New Owner	58-4-6

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter Bryant, Jr., and Ellen L. Bryant, Trustees for the Walter Bryant Jr. and/or Ellen L. Bryant Revocable Living Trust. and Bryant Wood Trace General Partnership by Walter Bryant, Jr., Ellen L. Bryant, James P. Watkins, Audrey B. Watkins and Bertha S. Clark, General Partners, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George V. Rudolph and wife, Claudetta Rudolph hereinafter called the Grantees, their successors 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. 6, on the Plan of Bryant Wood Trace Subdivision, Phase I, of record in Instrument Number 20010108-0002316, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Walter Bryant, Jr. and wife, Ellen L. Bryant, James P. Watkins and wife, Audrey B. Watkins, and Phillip H. Clark and wife, Bertha S. Clark, by Warranty Deed from The Estate of Louise Oakley Hailey, deceased, dated July 5, 1996, of record in Book 10112, Page 254, said Register's Office. Further being a portion of the same property conveyed to Bryant Wood Trace General Partnership by Quitclaim Deed from Walter Bryant, Jr., Ellen L. Bryant, James P. Watkins, Audrey B. Watkins, and Bertha S. Clark, of record in Instrument Number 20031006-0147700, said Register's Office. Further being a portion of the same property conveyed to The Walter Bryant Jr. and/or Ellen L. Bryant Revocable Living Trust, through Walter Bryant, Jr. and Ellen L. Bryant, Trustees, by Quitclaim Deed from Bryant Wood Trace General Partnership of record in Instrument Number 20040212-0016929, said Register's Office .

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3726 Homeland Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of July, 2005.

Walter Bryant, Jr. and/or Ellen L. Bryant Revocable Living Trust, by:

Walter Bryant Jr., Trustee

Ellen L. Bryant, Trustee

Bryant Wood Trace General Partnership, by:

Walter Bryant, Jr., Partner

Ellen L. Bryant, Partner

James P. Watkins, Partner

Audrey B. Watkins, Partner

Bertha S. Clark, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter Bryant Jr., Trustee and Ellen L. Bryant, Trustees of the Walter Bryant, Jr. and/or Ellen L. Bryant Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of July, 2005.

Notary Public
State of Tennessee at Large

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

My Commission expires 9/4/05

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 Walter Bryant, Jr., Ellen L. Bryant, James P. Watkins, Audrey B. Watkins and Bertha S. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners of the Bryant Wood Trace General Partnership, and that they are authorized by the Bryant Wood Trace General Partnership to execute this instrument on its behalf by themselves as such General Partners.

Witness my hand in Brentwood, TN, this 6th day of July, 2005.

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

My Commission Expires: 9/4/05