Davidson County DEEDWARR
Recvd: 07/27/05 15:36 2 pgs
Fees:13.00 Taxes:284.90
20050727-0087839

#295

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jannie Williams	Dinnade Funding Corp. d/b/a Tri Star	Map 082-08-0-
305 Query Court	P.O Box 60898 - mail stop 1855	Parcel 281.00
Brentwood, TN 37027	Orlando, FL 32860	

Return to and this instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ricky Rose and wife, Judy Painter-Rose,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jannie Williams, married,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of J.W. Hart's Addition of record in Plat Book 57, page 129, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ricky Rose and wife, Judy Painter-Rose by warranty deed from Wilson Enterprises, Inc. of record in Instrument No. 20040518-0057817, said Register's Office.

This is the same description as used in the last deed of record.

This is not nor will be the personal, marital or primary residence of Grantee.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. All matters appearing of record in Plat Book 57, page 129, said Register's Office.

This is improved property commonly known as **712 McFerrin Avenue, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $77,000.00.

Jennie Williams
Affiant

Subscribed and sworn to before me this 2/12 **day of July, 2005.**

Notary public:

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of **July, 2005**.

Ricky Rose
RICKY ROSE

Judy Painter-Rose
JUDY PAINTER-ROSE

[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 **Ricky Rose and Judy Painter-Rose**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 9th day of **July, 2005.**

Notary Public

My Commission Expires: Sept. 30, 2006