Davidson County DEEDWARR
Recvd: 08/17/05 13:33 3 pgs
Fees:18.00 Taxes:573.50

20050817-0097688

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Carolyne T Rosa Affiant Subscribed and sworn to before me, this 16th day of August, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Carolyne T. Rosa 885 Beech Bend Nashville, TN 37221	National City Bank of Indiana PO Box 8800 Dayton OH 45401-8800	156-02-0 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN P. NYGREN AND WIFE, MARITE P. NYGREN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CAROLYNE T. ROSA**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 646 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 646 fronts 80.0 feet on the broken, easterly margin of Beech Bend Drive and extends back 200 feet on the northerly line and 214.5 feet on the southerly line to a broken line in the rear, measuring 91.3 feet thereon.

Being the same property conveyed to John P. Nygren and wife, Marite P. Nygren, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record as Instrument No. 200002070012092, Register's Office for Davidson County, Tennessee. The said Marite P. Nygren having since quitclaimed all of her right, title and interest in and to the subject property to John P. Nygren by Quitclaim Deed of record as Instrument No. 20010105-0001959, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 5051, page 92, and as amended in Book 5197, page 123, and Book 5228, page 718, said Register's Office.

This is improved property known as 885 Beech Bend, Nashville, TN 37221.

The Grantor's spouse, Marite P. Nygren, has signed this deed below for the purposes of agreeing to this conveyance and to waive and release any right or interest she may possess or have in the subject real property by virtue of her marriage to the Grantor.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16 day of August, 2005.

John P. Nygren

Marite P. Nygren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN P. NYGREN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARITE P. NYGREN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007