THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Affiant

Sworn to and subscribed before me this 19 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 09/19/05 14:23 2 pgs
Fees:13.00 Taxes:210.90

20050919-0112413

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Richard Wayne Norvell | Same | Map 69-3 |
| 3905 Milford Rd | | Parcel 035 |
| Nashville, TN 37218 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. R. Rutherford and Jean R. Lee**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Richard Wayne Norvell**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 26, Block GG, on the Plan of Fairview Subdivision (revised), as shown on plat of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot fronts 50 feet on the westerly side of Milford Drive, and extends back between parallel lines 500 feet (incorrectly described as 50 feet in the prior deed) to a dead line.
>
> Being the same property conveyed to E. R. Rutherford and Jean R. Lee by deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record as Instrument No. 20041105-0133485, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of usual residence of either of Grantors, herein.
>
> This is improved property known as 3911 Milford Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 19 day of Sept, 2005.

E. R. Rutherford

Jean R. Lee

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **E. R. Rutherford and Jean R. Lee**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of Sept, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06