Davidson County DEEDWARR
Recvd: 10/03/05 14:38 2 pgs
Fees:13.00 Taxes:588.30

20051003-0118603

WARRANTY DEED

P-WP-05-4210

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/27/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy H. Rotoni	Regions Bank dba Regions Mtg	
4210 Elkins Avenue (ADDRESS)	215 Forrest Street (NAME) (ADDRESS)	91.16-196.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Hattiesburg, MS 39401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUANITA TRESLER AND JACK HAMM, JR. AND ELIZABETH PARKER AND LESTER D. HAMM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOROTHY H. ROTONI, _____ AND TONI J. ROTHFUSS, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Block No. 2 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of Elkins Avenue and 43rd Ave., No., Thence with the northerly margin of Elkins Avenue eastwardly 60 feet; thence northwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 60 feet to the easterly margin of 43rd Avenue No.; thence with said Avenue southwardly 150 feet to the beginning.

Being the same property conveyed to Juanita Tresler, Jack Hamm, Jr., Elizabeth Parker and Lester D. Hamm, by quitclaim deed from The Estate of Edna W. Hamm, dated November 17, 1999 and filed of record in Book 11764, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Juanita Tresler having since died is survived by her heirs at law.

unimproved ( )
This is improved (X) property, known as 4210 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of September, 2005.

Jack Hamm JR
Jack Hamm, Jr.

Elizabeth Parker
Elizabeth Parker

By Jack Hamm POA

Lester D Hamm
Lester D. Hamm

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry a Notary Public of the County and State first above written, do hereby certify that ~~Juanita Trester~~ and Jack Hamm, Jr. and and Lester D. Hamm personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2005, before me personally appeared Jack Hamm to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Parker, and who acknowledged that she executed the same as the free act and deed of the said Elizabeth Parker by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 12/09/07

Notary Public

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215