Davidson County DEEDWARR
Recvd: 10/24/05 10:52 2 pgs
Fees:13.00 Taxes:813.63

20051024-0127905

WARRANTY DEED

G-CD-05-6665

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

Subscribed and sworn to before me this 19th DAY OF October, 2005.

MICHAEL A. MOSS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/5/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon ~~John~~ L.Garber	US Bank,NA	
6665 Autumnwood Drive (ADDRESS)	(NAME) 4801 Frederica Street (ADDRESS)	155-8-C-218 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Owensboro,KY 42301 (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 DAVID M. MOLESWORTH,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L.GARBER,UNMARRIED, AND HANNAH T. SAUERBREY, UNMARRIED, AS TENNANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot 218, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Page 339 to 347, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David M. Molesworth, unmarried by Warranty Deed from Patricia A. Cannon, unmarried, recorded on the 10th day of November, 2003 in Instrument No. 20031110-0164350, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6900, page 339 to 347; Book 7900, page 888 and 889; Instrument Number 20010911-0098418; Book 9472, page 824; Book 7120, page 125; and Book 7099, page 299, Register's Office for Davdison County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6665 Autumnwood Drive, Nashville, Tennessee 37221
(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 19th day of October, 2005.

David M. Molesworth

STATE OF Tennessee
COUNTY OF Davidson

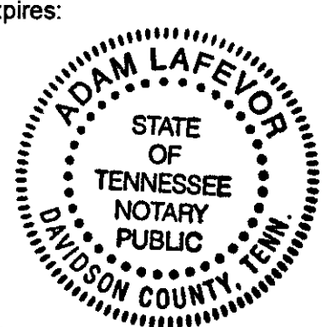
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Molesworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903