Davidson County DEEDWARR
Recvd: 10/27/05 09:39 2 pgs
Fees:13.00 Taxes:443.63
20051027-0129773

WARRANTY DEED

G-CD-05-0910

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(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
Joshua Henderson	Fifth Third Mortgage Company	
910 Warren Street (ADDRESS)	336 Main Street (NAME) (ADDRESS)	92-4-299
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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 JANET M. HOSALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA HENDERSON,UNMARRIED, 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 THE C. M. HOLT MANSION HOUSE TRACT IN C. M. HOLT'S PLAN, AS OF RECORD IN BOOK 21, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NOS. 13 AND 14 OF THE UNRECORDED PLAN OF SAID PROPERTY DESCRIBED ACCORDING TO A SURVEY MADE BY S. R. SANFORD, JR., CIVIL ENGINEER, AUGUST 14, 1947, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF WARREN, FORMERLY HOLT STREET, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIE C. HEARD AND WIFE, BY DEED FROM J. R. MCILAWAINE, TRUSTEE, OF RECORD IN BOOK 1536, PAGE 32, SAID REGISTER'S OFFICE; THENCE WITH HEARD'S SOUTHERLY LINE, EASTWARDLY 61 FEET 6 INCHES TO THE COMMON CORNER OF LOT NOS. 10, 12, 13, AND 22; THENCE WITH THE LINE BETWEEN LOT NOS. 13, 14, AND 22 SOUTHWARDLY 61 FEET 6 INCHES TO THE NORTHERLY LINE OF LOT NO. 17; THENCE WITH THE NORTHERLY LINE OF LOT NOS. 17, 16 AND 15, WESTWARDLY 61 FEET 6 INCHES TO THE EASTERLY MARGIN OF WARREN STREET; THENCE WITH SAID STREET, NORTHWARDLY 61 FEET 6 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JANET M. HOSALE BY WARRANTY DEED FROM DEWEY BURNETTE, UNMARRIED, RECORDED ON THE 4TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050104-0001445, 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 21, page 33, and Book 1540, page 114, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 910 Warren Street, Nashville, Tennessee 37208
(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 21st day of October, 2005.

Janet M. Hosale
Janet M. Hosale

STATE OF Tennessee
COUNTY OF Davidson

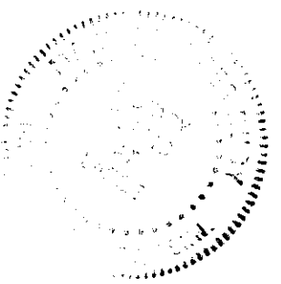
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet M. Hosale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 21st day of October, 2005.

Notary Public

My Commission Expires: 9-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903