McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $223,003.00

Barbara F. Lutz
Affiant

Subscribed and sworn to before me, this 25th day of October, 2005.

Notary Public

My commission expires: 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/31/05 11:56 2 pgs
Fees:13.00 Taxes:825.11
20051031-0131176

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barbara F. Lutz	**Realty Mortgage Corporation**	**Map\Parcel: 142-13-B-224.00 CO**
1404 South Glenleigh Ct.	**7000 Executive Center Drive, Suite 20**	
Nashville, Tennessee 37221	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rochford Realty and Construction Co. , Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara F. Lutz, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 242, on the Plan of Riverside Subdivision, Phase Six, of record in Plat Instrument #20050215-0016980, said Register's Office, to which plat reference is hereby made for a more complete description of property.

Being a part of the same property conveyed to Rochford Realty and Construction Co., Inc. by Warranty Deed from Frank H. Carter and wife, Delores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard, dated December 22, 1986, of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #20050215-0016980, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7185, Page 619, Book 7405, Page 780, and Instrument #20040419-0044162, Register's Office for DAVIDSON County, Tennessee.
Homeowners Association of record in Book 7829, Page 703, RODC.
Easement for Harpeth Valley Utility District of record in Book 6970, Pages 275, 278, and 281, Register's Office for DAVIDSON County, Tennessee.
Easement for Metro Government of Nashville of record in Book 6972, Page 45, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1404 South Glenleigh Ct., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 25th day of October, 2005.

Rochford Realty and Construction Co.

By: James G. Morrissey, Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, James G. Morrissey with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Agent of Rochford Realty and Construction Co. and is authorized by said company to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of October, 2005.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **05576-CD**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027