RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2005.

Notary Public
MY COMMISSION EXPIRES 5/26/09
File No. G5-6134D

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronika Rainwater, unmarried (NAME)	Ronika Rainwater (NAME)	41-4-38
4061 Matilda Street (STREET ADDRESS	4061 Matilda Street (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville TN 37207 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/14/05 11:54 2 pgs
Fees:13.00 Taxes:636.40
20051114-0137126

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bertha M. Larkin-Brown, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronika Rainwater, unmarried** 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in deed book 10107, page 184, ID #41-04-38, being known and designated as lot 54 on the plan of Dalemere Subdivision, Section 4 of record in Plat Book 3300, page 45, Register's Office for the said county.
Said Lot No. 54 front 97 feet to the northeasterly margin of Matilda Street back 290.75 feet on the northwesterly line an 313.32 feet on the southeasterly line to a dead line in the rear, measuring 207.45 feet thereon.

Being the same property conveyed to Bertha M. Larkin-Brown , by Deed from Bertha M. Larkin, dated August 24, 2002, of Record as Instrument No. 200209130111576, Register's Office for Davidson County, Tennessee.
Melvin Brown joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved (XX) property, known as 4061 Matilda Street, Nashville, TN 37207.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of November, 2005.

Bertha M. Larkin-Brown

Melvin Brown

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 Bertha M. Larkin-Brown and Melvin Brown, the bargainor(s), with whom Iampersonally 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 3rd day of November, 2005.

My Commission Expires: 10/25/08

Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of November, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of November, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066