G-19347-2
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 09:01 2 pgs
Fees:13.00 Taxes:915.75

20051122-0140810

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$247,500.00.**

George Martin Vantassel, III
Affiant

Subscribed and sworn to before me, this the 18th day of November, 2005.

Notary Public

My commission expires: 3/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
GEORGE MARTIN VANTASSEL, III	**WELLS FARGO BANK, N.A.**	**Map 117-08, Parcel 121.00**
1520 Ferguson Avenue	**P.O. Box 10304**	
Nashville, TN 37212	**Des Moines, IA 50306-0304**	

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 HEREBY ACKNOWLEDGED, WE,

KRISTINA M. DODSON GRANT AND HUSBAND, JOHN C. GRANT

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

GEORGE MARTIN VANTASSEL, III, 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:

LAND in Davidson County, Tennessee, being the westerly 46 feet of Lot No. 157 on the Map of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 46 feet on the northerly side of Ferguson Avenue and runs back between parallel lines along the easterly margin of an alley 152 feet to an alley in the rear.

BEING the same property conveyed to Kristina M. Dodson, unmarried, by Warranty Deed dated August 24, 1994, from Martin Rainone and wife, Victoria Rainone, of record in Book 9445, Page 930, Register's Office for Davidson County, Tennessee. The said Kristina M. Dodson having since married and is now known as Kristina M. Dodson Grant and/or Kristina M. Grant.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

JOHN C. Grant, spouse of the above named Kristina M. Dodson Grant, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of John C. Grant, pursuant to a Power of Attorney executed by him on the 9th day of November, 2005, of record in Instrument No. 20051122-0140809 **, Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **1520 Ferguson Avenue, Nashville, TN 37212**

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. 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 **18th** day of **November, 2005.**

Kristina M. Dodson Grant
KRISTINA M. DODSON GRANT

John C. Grant
JOHN C. GRANT
BY Kristina M. Grant
KRISTINA M. GRANT, ATTORNEY IN FACT
Attorney in Fact

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 **KRISTINA M. DODSON GRANT,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **November, 2005.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kristina M. Grant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **John C. Grant**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John C. Grant** for the purpose therein contained, by signing the name of **John C. Grant** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **November, 2005**.

Notary Public

My Commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.