Davidson County DEEDWARR
Recvd: 11/23/05 08:16 3 pgs
Fees:18.00 Taxes:271.95
20051123-0141406

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Rodney N. Killion
822 Lemont Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **061-07-0**
GROUP
PARCEL **140.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Massey and Susan Pedersen** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Rodney N. Killion, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12, on the Plan of Block "C" Map of Broadmoor, of record in Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 60 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary Massey and Susan Pedersen by deed from Hattie Lillian Moore dated May 25, 2005, of record in Instrument No. 20050527-0060087, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 802 Gwynn Drive, Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien now due and payable. Map 061-07-0, Parcel 140.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute.) Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, his heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 16th day of November, 2005.

Mary Massey

Susan Pedersen

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Massey and Susan Pedersen,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2005.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008



STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $73,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 2005.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY