03

Realty Title
48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $449,900.00**

Anne B. Isenhour
**Affiant**

**Subscribed and sworn to before me, this 6th day of December, 2005.**

Karen McCalla
**Notary Public**
**My commission expires:** 6-19-0

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**03-0511-33247**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Anne B. Isenhour<br>102 Wellington Park Court<br>Nashville TN 37215 | New Owner | 130-08-0-E-011 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Freda Acuff, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Anne B. Isenhour, hereinafter called the Grantees, their successors 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. 11, on the Plan of Wellington Park, a residential planned unit development, of record in Book 6200, Page 409, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John E. Acuff, Jr., and spouse, Freda Acuff by deed from Shirley J. Hansen, dated June 4, 1992, of record in Book 8652, Page 382, Register's Office for Davidson County, Tennessee. The said John E. Acuff, Jr. having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 102 Wellington Park Court, Nashville, TN 37215

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/14/05 08:48 2 pgs
Fees:13.00 Taxes:1664.63
20051214-0149947

WITNESS my hand this 6th day of December, 2005.

Freda Acuff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Freda Acuff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of December, 2005.

Karen McCalla

State of Tennessee at Large

My Commission expires 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN