Davidson County DEEDWARR
Recvd: 12/15/05 10:38 3 pgs
Fees:18.00 Taxes:240.50

20051215-0150627

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR (DEED.TN)

THIS DEED made this 30th of November in the year Two Thousand Five by and between SEAN C. RAST, BY DIANA M. RAST, HIS ATTORNEY IN FACT, party of the first part, Grantor(s) and BETSY JOHNSTON and FRANK RUMBAUGH, of 135 W. 122nd Street, Apt. 4, New York, New York 10027, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of Sixty-Five Thousand and 00/100 ($65,000.00) DOLLARS, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said BETSY JOHNSTON and FRANK RUMBAUGH, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in DAVIDSON COUNTY, State of Tennessee, and described as follows, that is to say: Map / Parcel # 52-01-81, 82 & 83

THE FOLLOWING DESCRIBED REAL ESTATE, LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 37, 38 AND 39 OF BLOCK "A" ON THE MAP OF CRITTENDEN ESTATES, OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAVING AND EXCEPTING ALL THAT PROPERTY CONTAINED IN DEED DATED AUGUST 16, 2000 FROM SEAN C. RAST UNTO ALLEN E TIDWELL AND NELL F TIDWELL IN LEGAL INSTRUMENT # 2000080081814 DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION BEING LOT NO. 37, BLOCK A, CRITTENDEN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 974, PAGE 69 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 168 HARRINGTON AVENUE, MADISON, TENNESSEE 37115.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED OCTOBER 22, 2004 AND RECORDED AMONG THE LAND RECORDS OF DAVIDSON COUNTY IN INSTRUMENT #20041028-0129539, WAS GRANTED AND CONVEYED BY DENISE WILSON, F/K/A DENISE WILSON RAST, A SINGLE PERSON, UNTO SEAN C. RAST, A SINGLE PERSON.

GRANTOR(S) HEREBY REPRESENT(S) AND WARRANT(S) THAT THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE HIS/HER/THEIR HOMESTEAD PROPERTY.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said BETSY JOHNSTON and FRANK RUMBAUGH, tenants by the entireties, their assigns, the survivor of

them and the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor and Grantees.

TEST:

_____

Sean C. Rast by Diana M. Rast, AIF (SEAL)
SEAN C. RAST, BY DIANA M. RAST
HIS ATTORNEY IN FACT

THE UNITED STATES OF AMERICA Frankfurt

OATH OF VALUE

STATE OF ~~_____~~ FEDERAL REPUBLIC OF GERMANY
~~LAND HESSEN~~
COUNTY OF ~~_____~~ CITY OF FRANKFURT AM MAIN
~~CONSULATE GENERAL~~ OF THE
UNITED STATES OF AMERICA } SS

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 65,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME
THIS ~~30th DAY OF November, 2005~~ 02 Dez. 2005

THE UNITED STATES OF AMERICA Frankfurt

Sean C. Rast by Diana M. Rast, AIF (SEAL)
SEAN C. RAST BY DIANA M. RAST, AIF, Affiant

FEDERAL REPUBLIC OF GERMANY
~~LAND HESSEN~~
CITY OF FRANKFURT AM MAIN
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA } SS

STATE OF TENNESSEE, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY that on this ~~30th~~ 2nd day of ~~November~~ December, in the year Two Thousand Five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared SEAN C. RAST BY DIANA M. RAST, AIF, A ~~SINGLE~~ married PERSON, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires:

AMERICAN CONSULATE GENERAL
Special Consular Services
Gießener Straße 30
60435 Frankfurt am Main, Germany

Ann Meceda
Vice Consul

My commission is indefinite.

RETURN TO:

RESOURCE REAL ESTATE SERVICES, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117
(410) 654-5550
IGP00174

PREPARED BY:
MILLARD S. RUBENSTEIN
300 Red Brook Blvd., Ste. 300
Owings Mills, MD 21117

mail tax bill to:
Betsy Johnston
Address: 168 Harrington Ave.
Madison, TN 37115