Davidson County DEEDWARR
Recvd: 12/30/05 11:59 2 pgs
Fees:13.00 Taxes:1098.90

20051230-0156848

20051036

WARRANTY DEED

G-VRE-05-1312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2005.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Lawless	Countrywide Home Loans (NAME)	
1312 6th Avenue North (ADDRESS)	3011 Armory Drive, # 120 (ADDRESS)	82-9-57
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSALIND GOLDBERG WOLF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIELLE LAWLESS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 17, THE HOMESTEAD ADDITION, ESTATE OF D.T. MCGAVOCK, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosalind O. Goldberg by Quitclaim Deed from Evelyn R. O'Brasky, unmarried and Rosalind O. Goldberg, recorded the 26th day of August, 1997 in Deed Book 10581, Page 825, in the Register's Office of Davidson County, Tennessee. The said Rosalind O. Goldberg is now known as Rosalind Goldberg Wolf.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1312 6th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of December, 2005.

Rosalind Goldberg Wolf
Rosalind Goldberg Wolf
by Mary Lewis Pugh
atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Kelly, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Rosalind Goldberg Wolf and acknowledged that he/she executed the same as the free act and deed of the said Rosalind Goldberg Wolf.

Witness my hand and official seal at
Nashville, Tennessee
on this the 28th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/2008

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903