Davidson County DEEDWARR
Recvd: 01/05/06 10:29 2 pgs
Fees:13.00 Taxes:513.10

20060105-0001469

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $138,675.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2005.

GREGG W. CLARK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public
My commission expires: MY COMMISSION EXPIRES: JANUARY 28, 2006

05-0512-62625

Address of New Owner:	Send Tax Bills to:	Tax Information
Ericka Stevens 1208 Rosebank Avenue Nashville TN 37206	New owner	84-01-0-161

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, Scott L. Ferguson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ericka Marable Stevens, 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: * an unmarried woman

Land in Davison County, Tennessee, being Lot No. 2, on the Plan of Rosebank Terrace, Section I, of record in Book 4885, Page 190, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott L. Ferguson, unmarried, by deed from Elizabeth Madell Rice, married, dated June 30, 1997, of record in Book 10516, Page 190, Register's Office for Davison County, Tennessee.

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 1208 Rosebank Avenue, Nashville, TN 37206

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do 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.

WITNESS my hand this 30th day of December, 2005.

Scott L. Ferguson

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 30th day of December, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

