This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

SEND TAX BILL TO NEW OWNER:
Willa Anderson
733 Kent Rd.
Nashville, TN 37214

Davidson County	DEEDWARR
Recvd: 02/09/06 15:57	2 pgs
Fees:13.00 Taxes:388.13	
20060209-0016375	

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North,
Post Office Box 305110
Nashville, TN 37230-5110

MAP 096-09-0
GROUP A
PARCEL 733.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jack I. Rosen, married** hereinafter called the "GRANTOR", have bargained and sold, and by these presents, do transfer and convey unto **Willa Anderson, unmarried**, hereinafter called the "GRANTEE", her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land lying in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 733, on the Plan of Emery Place, of record in Book 6250, page 719, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jack I. Rosen by deed from June C. Lofton and Patsy J. Humphrey, tenants in common, of record in Instrument 20030827-0124396 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to restrictive covenants contained in an instrument of record in Book 6715, page 96, Book 6783, page 205, Book 6845, page 515, Book 8048, page 351, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Declaration of Common Area , Covenants, Conditions and Restrictions, and Maintenance Assessments contained in instruments of record in Book 6887, page 730 and Book 6947, page 944, and Book 8048, page 351 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Subject to any Homeowner Association dues and/or fees of record in Register's Office for said County.
6. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 719, Register's Office for Davidson County, Tennessee.

This is improved property known as 733 Kent Road, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon,

including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her successors and assigns, forever, and,

GRANTOR does covenant with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her successors 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.

Bethany Rosen, spouse of Jack I.. Rosen hereby joins in the execution of this instrument for the sole purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jack I. Rosen.

WITNESS our hands this the 9th day of February, 2006.

Jack I. Rosen

Bethany Rosen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jack I. Rosen and wife, Bethany Rosen**, 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 9th day of February, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $104,900.00.

AFFIANT

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me on this 9th day of February, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007