Record and Return to:
Hallmark Title Co.
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville,TN 37075

Davidson County DEEDWARR
Recvd: 02/28/06 10:10 2 pgs
Fees:13.00 Taxes:453.25

20060228-0022815

#359

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Sarah and Matthew Rummel | Same As New Owner | Map 72-2 |
| 1029 Iverson Avenue | | Parcel 28 |
| Nashville, TN 37216 | | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Randall C. Morgan, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sarah Rummel and Matthew Rummel, (wife and husband),** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 94 on the Map of Maynor Place, as of record in Book 843, Page 24, said Register's Office, described as follows to wit:**

**Said Lot No. 94 fronts 60 feet on the northerly side of Iverson Avenue and runs back 190 feet on the easterly line and 183.6 feet on the westerly line to a dead line, measuring 60 feet thereon.**

**Being the same property conveyed to Randall C. Morgan by warranty deed from James Roberts of record in Instrument No. 20050524-0058581, said Register's Office.**

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.**

**This is the same description as used in the last deed of record.**

**This conveyance is subject to the following:**

1. **2006 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 843, Page 24, said Register's Office.**

This is improved property commonly known as **1029 Iverson Avenue, Nashville, TN 37216.**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $122,500.00.**

**Affiant**

**Subscribed and sworn to before me this 15th day of February , 2006**

**Notary public:**

**My Commission Expires: March 31, 2007**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of **February, 2006.**

**Randall C. Morgan**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randall C. Morgan**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of **February, 2006.**

**Notary Public**

**My Commission Expires: March 31, 2007**