Davidson County DEEDWARR
Recvd: 03/24/06 14:30 2 pgs
Fees:13.00 Taxes:454.73

20060324-0034063

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 5, 2009

G-VRE-06-1714

MY COMMISSION EXPIRES: 4-5-09
(AFFIX SEAL)

**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 |
|---|---|---|
| Mitzi L. Hines | Bank of America | |
| 1714 Marsden Avenue (ADDRESS) | 900 West Trade Street (ADDRESS) | 72-12-200.00 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Charlotte, NC 28255 (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 MICHAEL C. TRENTICOSTA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MITZI L. HINES, UNMARRIED, 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 EASTERLY 18 FEET 4 INCHES OF LOT NO. 134 AND THE WESTERLY 43 FEET 4 INCHES OF LOT NO. 133, ON THE MAP OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN BOOK 974, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 61 FEET 8 INCHES ON THE SOUTHERLY MARGIN OF MARSDEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL C. TRENTICOSTA BY SPECIAL WARRANTY DEED FROM U.S. NATIONAL BANK ASSOCIATION, AS TRUSTEE, RECORDED APRIL 12, 2004 IN INSTRUMENT NO. 20040412-0040686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, pages 60 and 61; and Book 4144, page 782, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1714 Marsden Avenue, Nashville, Tennessee 37216
(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 15th day of March, 2006.

Michael C. Trenticosta

STATE OF Tennessee
COUNTY OF Davidson

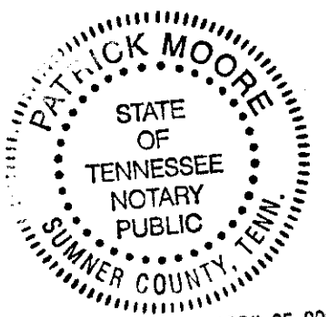
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Trenticosta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires APRIL 25, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903