6

WARRANTY ~~DEED~~

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$182,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF MAY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONI J. ROTHFUSS	REGIONS BANK D/B/A REGIONS MORTGAGE	**91-16-30**
(NAME)	(NAME)	
4410 PARK AVENUE	215 FOREST STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	HATTIESBURG, MS 39401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL G. WILSON and SUSAN F. TOLLER, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONI J. ROTHFUSS, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50-FOOT OF LOT 311, OF BLOCK "A", CHARLOTTE PARK COMPANY ADDITION, OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT OF LOT NO. 311, FRONTS 50 FOOT ALONG THE NORTHERLY MARGIN OF PARK AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO A PUBLIC ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PAUL G. WILSON AND SUSAN F. TOLLER, JOINT TENNATS WITH RIGHT OF SURVIVORSHIP BY DEED FROM MARY BESS CORNELIUS AND ELAINE SUSAN TAUBIN, BOTH UNMARRIED OF RECORD IN BOOK 9614, PAGE 351, DATED MARCH 6, 1995 AND RERECORDED IN BOOK 9618, PAGE 270 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND EMCUMBRANCES AS MAY AFFECT THE PREMISES.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ☐

This is improved ☒ property, known as **4410 PARK AVENUE, NASHVILLE, TN 37209**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 **our hands** this **4TH day of MAY, 2006.**

Davidson County DEEDWARR
Recvd: 05/08/06 12:25 2 pgs
Fees:13.00 Taxes:673.40
20060508-0053352

PAUL G. WILSON

Susan F. Toller
SUSAN F. TOLLER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **PAUL G. WILSON and SUSAN F. TOLLER, as joint tenants with right of survivorship** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **4th day of MAY, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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