Davidson County DEEDWARR
Recvd: 05/08/06 14:25 2 pgs
Fees:13.00 Taxes:610.50

20060508-0053522

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 100
Brentwood, TN 37027

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2006.

Notary Public
My commission expires: 7-29-06

02-0604-44733

Address of New Owner:	Send Tax Bills to:	Tax Information
Joanne Russell 4008 Nebraska Avenue Nashville TN 37209	New Owner	103-04-0-375

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, Robert O. Rose and Rebecca Rose, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joanne Russell and husband, Dave Russell, 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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 73, on the Plan of West End Annex as subdivided by Sylvan park Land Company, of record in Book 332, Page 61 (erroneously referenced in prior deed as 'Book 333, Page 61), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert O. Rose, Jr., unmarried by deed from Adrian Hamm and wife, Carolyn R. Hamm, dated March 31, 1995, of record in Book 9635, Page 519, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert O. Rose and Rebecca Rose, husband and wife by quitclaim deed from Robert O. Rose, dated November 19, 1998, of record in Book 11237, Page 120, Register's Office for Davidson 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 4008 Nebraska Avenue, Nashville, TN 37209

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 28th day of April, 2006.

Robert O. Rose

Rebecca Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 28th day of April, 2006.

State of Tennessee at Large

My Commission expires 9/8/09

