Box 14 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 08:29 2 pgs
Fees:13.00 Taxes:1628.00
20060515-0056363

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2006.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gustav T. Rodewald	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**Map 104-16, Parcel 198**
1711 Linden Avenue	**P.O. Box 2153 Dept. 2520**	
Nashville, TN 37215	**Birmingham, AL 35287-2520**	

FOR AND IN 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,

Karen M. Graham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gustav T. Rodewald, an unmarried man

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 fifty front feet of part of Lot 165, as shown on the Belmont Land Company's Plan, as of record in book 421, page 34, said Register's Office.

Said western portion of Lot No. 165 fronts fifty feet on the southerly side of Linden Avenue, north and extends backward to the south, between two parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to James W. McKinney, unmarried and Karen M. Graham, unmarried, by Deed from Mattie Bell Williams, unmarried and James William Flemings, Jr. and wife, Annette Flemings, of record in Book 5298, Page 122, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Karen M. Graham, unmarried, by Deed from James W. McKinney, unmarried of record in Book 5310, Page 805, said Register's Office.

This is Improved (_X__) Unimproved (____) property, known as: **1711 Linden Avenue, Nashville, TN 37215**

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 my/our hand(s) this **12th** day of **May, 2006.**

Karen M. Graham

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **May, 2006.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08