Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 06/29/06 11:17 2 pgs
Fees:13.00 Taxes:418.10
20060629-0077983

15-0606-150757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Affiant

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

Notary Public
My commission expires: May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Address of New Owner:	Send Tax Bills to:	Tax Information
Jody J. Wence 4469 South Trace Boulevard Old Hickory TN 37138	Jody J. Wence SAME	063-12-0-041

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, Mattie J. Donaldson, Executrix of the Estate of Carol Sue Rouse, deceased, and Mattie J. Donaldson individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jody J. Wence and wife, Diana L. Wence, 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 Lot No. 46, on the Plan of South Fork, Section Two, of record in Book 6250, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Rouse and wife, Carol S. Rouse by deed from Secretary of Housing and Urban Development, dated December 30, 1991, of record in Book 8542, Page 80, Register's Office for Davidson County, Tennessee. The said Carol Sue Rouse and Stephen Rouse were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-3140. Said Final Decree divests title out of Stephen Rouse and vests title solely in Carol Sue Rouse and further appears of record in Book 10578, Page 259, said Register's Office. The said Carol Sue Rouse having since died leaving subject property to Mattie J. Donaldson, Executrix of the Estate of Carol Sue Rouse, pursuant to Last Will and Testament, Case No. 06P917 Circuit Court 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 4469 South Trace Boulevard, Old Hickory, TN 37138

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 June, 2006.

Mattie J. Donaldson, Executrix of the Estate of Carol Sue Rouse

Mattie J. Donaldson, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mattie J. Donaldson, individually and as Executrix of the Estate of Carol Sue Rouse, 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 Old Hickory, TN, this 28th day of June, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY