03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/07/06 16:08 2 pgs
Fees:13.00 Taxes:148.00
20060807-0096925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 31st day of July, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0606-33837

Address of New Owner:	Send Tax Bills to:	Tax Information
Royce Hart 2302 Hammond Drive Nashville TN 37208	New Owner	081-14-0-118.00

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, Dorothy Rose, sole heir at law of Dorsey Garfield Rose, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Royce Hart, 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. 56, on the Plan of Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorsey Garfield Rose, Jr. by deed from AJAX Development Company, dated October 18, 1956, recorded November 2, 1956, of record in Book 2599, Page 431, Register's Office for Davidson County, Tennessee. Dorsey Garfield Rose, Jr. having since died, leaving Dorothy Rose as his sole heir at law.

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 2302 Hammond Drive, Nashville, TN 37208

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 31st day of July, 2006.

Dorothy Rose

Dorothy Rose, sole heir at law of Dorsey Garfield Rose, Jr., deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy Rose, sole heir at law of Dorsey Garfield Rose, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 31st day of July, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

