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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 10:44 2 pgs
Fees:13.00 Taxes:512.45

20060808-0097197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Rachel Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES ON 2/22/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rachel Dyer (NAME) | Wachovia Mortgage Corporation (NAME) | MAP 072-06 |
| 1120 Kirkland Avenue (ADDRESS) | 1100 Corporate Center Drive (ADDRESS) | PARCEL 302.00 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Raleigh, NC 27607 (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, Anna M. Ruegge, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel Dyer and husband, Matthew Dyer

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 Eastely half of Lot No. 6 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being part of the area marked "Reserved" on the Plan of Kenmore Courts Subdivision, as of record in Book 1835, Page 113, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

SAID Lot fronts 50 feet on the Southerly side of Kirkland Avenue; thence running in a Southerly direction, 190.45 feet to a point; thence running in a South-Southwesterly direction 61.4 feet to a point; thence running in a Southeasterly direction 215.1 feet to a point; thence running in a Northerly direction 125.4 feet to a point; thence running in a Westerly direction 149.4 feet to a point; thence running in a Northerly direction 188.1 feet to the point of beginning.

Being the same property conveyed to William G. Ruegge and wife, Anna M. Ruegge by Warranty Deed dated September 4, 1996, from Barbara Richardson, Unmarried, of record in Book 10182, Page 665, Register's Office for Davidson County, Tennessee. The said William G. Ruegge having since died.

This conveyance is subject to taxes for the year 2006, and subsequent years, easement and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 1120 Kirkland Avenue, Nashville, TN 37216
(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 my hand this 1st day of August, 2006

Anna M. Ruegge

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 Anna M. Ruegge, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 1st day of August 2006

Commission expires 9/27/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public