Davidson County DEEDWARR
Recvd: 08/17/06 12:33 2 pgs
Fees:13.00 Taxes:684.50

20060817-0101624

WARRANTY DEED

G-VRES-06-1120

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

MARY FRANCES RUDY NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Waterman	Suntrust Mortgage, Inc.	
1120 McAlpine Avenue	(NAME) 401 4th Ave. N., 6th Floor	61-11-294
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA FEWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN D. WATERMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 50 FEET OF LOT NO. 2 ON THE MAP OF KENNEDY AND GRAVES' PLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY.□□SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, AS MEASURED FROM THE CENTER LINE OF SAID AVENUE, 388.5 FEET TO A DEAD LINE.□□INCLUDED, BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY, FOUND IN DEED OF RECORD IN BOOK 2545, PAGE 229, SAID REGISTER'S OFFICE:□□BEING THE SOUTHERLY 182 FEET OF THE EASTERLY 50 FEET OF LOT NO. 2 ON THE KENNEDY AND GRAVES' PLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:□□BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ED F. BILLS AND WIFE, BY DEED FROM OSBORNE C. DODD AND WIFE, OF RECORD IN BOOK 2043, PAGE 507, SAID REGISTER'S OFFICE; THENCE EASTWARDLY 50 FEET TO THE CORNER OF LOTS 2 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 182 FEET; THENCE WESTWARDLY 50 FEET TO A POINT IN THE EASTERN BOUNDARY LINE OF THE SAID BILLS' PROPERTY; THENCE WITH SAID BILLS' EASTERLY LINE, SOUTHWARDLY 182 FEET TO THE BEGINNING.□□

BEING THE SAME PROPERTY CONVEYED TO REBECCA FEWELL, MARRIED BY WARRANTY DEED FROM DOROTHY J. VOYLES AND HUSBAND, JERRY VOYLES RECORDED FEBRUARY 22, 2006 IN INSTRUMENT NO. 20060222-0020729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1120 McAlpine Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of August, 2006.

Rebecca Fewell

Rebecca Fewell

Don A. McRight

Don A. McRight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Fewell and husband Don A. Mc Right the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2006.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903