(1)

Davidson County DEEDWARR
Recvd: 08/25/06 09:17 2 pgs
Fees:13.00 Taxes:2775.00
20060825-0105019

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44833

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JONATHAN ROSE et ux **4421 Iroquois Avenue** **Nashville, TN 37205**	**BANK OF AMERICA** **9000 Southside Boulevard** **Building 700** **Jacksonville, FL 32256**	**130-2-164** **BM 8050**

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, CHARLES A. MERRITT, III and wife, LORIANNE B. MERRITT, as equal tenants in common,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JONATHAN ROSE and wife, NATALYA ROSE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, situated on the south side of Iroquois Place between Belle Meade Boulevard and Jackson Boulevard and being a part of Lot No. 3 in the Plan of Subdivision of Lots No. 12 and 46 and parts of Lots No. 10-44B and 47 in Belle Meade Plan No. 2 of record in Book 421, page 55, Register's Office for Davidson County, Tennessee, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 of record in Book 421, page 51, said Register's Office and described as follows:

Beginning on the south side of Iroquois Place at a point 61.84 feet east of the line between Lots No. 2 and 3 on the said first mentioned plan; thence at right angles southwardly and parallel with the line between said Lots No. 2 and 3, 217 feet to a dead line; thence at right angles eastwardly along said dead line 100 feet to a point; thence at right angles northwardly and in a line which is 13.16 feet west of the line between Lots No. 3 and 4 on said first mentioned plan 217 feet to the south margin of Iroquois Place; thence with said margin westwardly 100 feet to the beginning.

Being the same property conveyed to Charles A. Merritt, III and wife, Lorianne B. Merritt by Quitclaim Deed from Michael D. Sontag in order to create a tenancy in common, of record in Instrument Number 20020221-0022231, Register's Office for Davidson County, Tennessee and being the same property conveyed to Charles A. Merritt, III and wife, Lorianne B. Merritt by deed from Matthew W. Petrin, unmarried, of record in Book 11676, page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as 4421 Iroquois Avenue, Nashville, TN 37205

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 our hands this 22nd day of August, 2006.

CHARLES A. MERRITT, III

LORIANNE B. MERRITT

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 CHARLES A. MERRITT, III and wife, LORIANNE B. MERRITT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22ND day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010