03

Realty T.T.C.
Box 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/06 16:04 2 pgs
Fees:13.00 Taxes:843.60

20061002-0121987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

Subscribed and sworn to before me, this 15th day of, September 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1/24/2010

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Stelmaszak	New owner	104-14
(NAME)	(NAME)	(MAP)
2219 30th Avenue South		63.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Erik Christian Ness, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jerry Stelmaszak and wife, Patty Stelmaszak, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING part of Lot No. 49 on the Plan of Bransford Realty Co. Subdivision of Westmoreland Place, of record in Plat Book 421, page 16, and being Lot No. 49 on the Plat of the resubdivision of Lot Nos. 49 and 50 according to a survey made by Harvey Gee, dated June 25, 1946, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of Lot No. 49 fronts 50 feet on the westerly side of 30th Avenue South and runs back 230.5 feet on the northerly line and 222 feet on the southern line, to a alley measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is all of that property conveyed by Mildred Rogers Dodd to the State of Tennessee for the use and benefit of the Department of Transportation by Warranty Deed dated July 22, 1974, and of record in Book 4837, page 427, in the Register's Office for Davidson County, Tennessee, which deed was amended by a release of record in Book 5391, page 317, of the said Register's Office, to which two instruments reference is here made for a more complete description of the description of the land excepted from this Warranty Deed.

Being the same property conveyed to Erik Christian Ness by deed from Anne Plummer Hall Williams and her husband, John P. Williams, dated June 29, 2001, of record in Instrument No. 20010703-0070415, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2219 30th Avenue South, Nashville, Tennessee 37212

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/our hand(s) this day of, .

Erik Christian Ness

by Erik Christian Ness her atty in fact

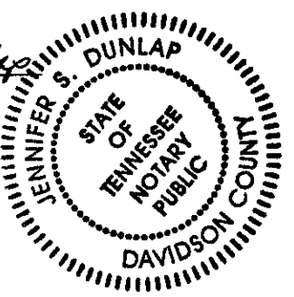
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Erik Christian Ness; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of September, 2006.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 9/19/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Erik Christian Ness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Kimberly J. Ness, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kimberly J. Ness, the bargainor, by the said Erik Christian Ness, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of September, 2006.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 9/19/09

