Davidson County DEEDWARR
Recvd: 11/01/06 10:43 2 pgs
Fees:13.00 Taxes:225.70

20061101-0135564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of October, 2006.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nathaniel Rosenberg

533 Drake Avenue
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SunTrust Mortgage Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL NUMBERS:

133-1-342

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, April L. Christie, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Nathaniel Herbe Rosenberg, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot 4-A on the Plan of Zone Lot Division, Resubdivision of Lots 1,2,3, and 4 of the Resubdivision of Lots 39 and 40 H.G. McNabb Subdivision as of record in Plat Book 6250, Page 546, which amends Plat Book 6250, Page 545, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to April L. Christie, unmarried by deed from Harold L. Woodroof, unmarried, of record in Book 11051, Page 347, Register's Office for Davidson County, Tennessee, dated July 29, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 546 , said Register's Office, which PI shows 30 foot minimum building set back line from Drake Avenue and a 10 foot easement for public utility and drainage purposes along the easterly side line and southerly rent portion line(s) of said lot, with an 8 inch sewer line lying therein; Subject to a maintenance agreement or record In Book 5631, page 492, said Register's Office; Restrictive Covenants of record In Book 1333, page 387 and Plat Book 6250, page 546, said Register's Office.

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County and/or City taxes for the year 2006, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 533 Drake Avenue, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of October, 2006.

April L. Christie

April L. Christie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named April L. Christie, 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 30th day of October, 2006.

Notary Public

My Commission Expires: 6-12-2010

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

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