27-A ½

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/06 11:17 2 pgs
Fees:13.00 Taxes:427.09

20061114-0141237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,430.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Parkway, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Smallman H. (NAME)	New Owner (NAME)	105-11-65
1717 Stewart Place (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(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, Rosa De La Rosa Rogers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Smallman H, unmarried

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:

All that piece, parcel or lot of land situated in City of Nashville, being known as land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hamilton property as of record in Book 974, page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 33 fronts 50 feet on the westerly margin of Stewart Place and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Rosa De La Rosa Rogers by Quit Claim Deed dated 11/20/02 and recorded on 1/3/03 from George David Layne pursuant to a Divorce Decree dated 11/15/02 of record in Instrument No. 20030103-0001321, Register's Office for Davidson County, Tennessee and corrected in a Scrivner's Affidavit of record in Instrument No. 20060901-0108492, Register's Office for Davidson County, Tennessee.

Rosa Rogers and Rosa De La Rosa Rogers being one and the same person.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 1717 Stewart Place, Nashville, Tennessee 37203
(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 30th day of October, 2006

Rosa De La Rosa Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosa De La Rosa Rogers, 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 Brentwood, Tennessee, this 30th day of October, 2006.

Commission expires _____

_____
Notary Public

D. W. MCMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

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