Davidson County DEEDWARR
Recvd: 12/11/06 11:02 2 pgs
Fees:13.00 Taxes:355.20
20061211-0152494

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Archie G. Strutt, Grantors
TO: Cliff Rychen, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Cliff Rychen	Same as Owner	135-030.00
473 Franklin Limestone Road		
Nashville, TN 37217		

STATE OF California)
)
COUNTY OF San Bernardino)

JEANNE TAYLOR
Commission # 1614666
Notary Public - California
San Bernardino County
My Comm. Expires Nov 18, 2009

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $96,000.00.

Archie G. Strutt
Affiant

Subscribed and sworn to before me this the 22nd day of July, 2006.

My commission expires: 11-18-09

Jeanne Taylor
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Archie G. Strutt, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Cliff Rychen, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, April 1, 1949, as follows:

Beginning at a point in the center of the Franklin Limestone Road, 110.8 feet southerly from the southern boundary line of the property owned by Lassiter and Charlton; thence with the center of said Franklin Limestone Road, South 24 deg. West 105 feet to a point, 100.9 feet northerly from the northern boundary line of a tract of land owned by O.C. Chapman; thence north 73 deg. 45 min. west 525 feet to a point; thence north 24 deg. East 105 feet to a point; thence south 73 deg. 45 min. east 525 feet to the beginning.

Being the same property conveyed to Archie G. Strutt by deed, recorded 07/10/2001, in Instrument No. 20010710-0073602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **473 Franklin Limestone Road, Nashville, TN 37217.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 22 day of July, 2006.

"GRANTORS"

Archie G. Strutt

Archie G. Strutt

STATE OF California)
COUNTY OF San Bernardino)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Archie G. Strutt, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hesperia, California this 22nd day of July, 2006.

My commission Expires: 11-18-2009

{Seal}

Notary Public

JEANNE TAYLOR
Commission # 1614588
Notary Public - California
San Bernardino County
My Comm. Expires Nov 18, 2009