03

Realty Title
Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 7/4/2010

Davidson County DEEDWARR
Recvd: 02/16/07 13:34 2 pgs
Fees:13.00 Taxes:536.50
20070216-0019849

03-0701-34346

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Monica Len Blackwell	1st Trust Bank for Savings	084-05-0 035.00
2604 Tiffany Drive	P.O. Box 17257	
Nashville TN 37206	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Rudolph, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Monica Len Blackwell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Tiffany Terrace, of record in Book 2854, Page 59, Register's Office for said County, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Rudolph, unmarried by deed from Beverly J. Stephens Ligon, unmarried, dated 03-12-04, recorded 03-18-04, of record in Instrument No. 20040318-0030947, Register's Office for Davidson County, Tennessee.

Cindy Rudolph, wife of Robert W. Rudolph, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2604 Tiffany Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of February, 2007.

Robert W. Rudolph

Robert W. Rudolph

Cindy Rudolph

Cindy Rudolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Rudolph and Cindy Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of February, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010