Davidson County DEEDWARR
Recvd: 10/02/07 10:17 2 pgs
Fees:13.00 Taxes:649.35

20071002-0117090

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

R-KW-07-1132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica L. Jacobs	New Owner (NAME)	
1132 Sharpe Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-1-359.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEITH THOMPSON, UNMARRIED AND HEIDI LYNN RUFF, FKA HEIDI THOMPSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONICA L. JACOBS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 23 ON THE PLAN OF J. B. HANCOCK'S EAST END ADDITION OF RECORDING BOOK 57, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: SAID LOT NO. 23 FRONTS 48 FEET ON SHARPE AVENUE AND RUNS BACK BETWEEN LINES MEASURING 135.74 FEET EAST AND 136.83 FEET WEST TO DEAD LINE MEASURING 48 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KEITH THOMPSON AND WIFE, HEIDI THOMPSON BY WARRANTY DEED FROM DARYL FITZGERALD AND WIFE, STEPHANIE L. FITZGERALD, RECORDED ON THE 7TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020507-0056150, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 133; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1132 Sharpe Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of September, 2007.

Keith Thompson

Heidi Lynn Ruff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Thompson and Heidi Lynn Ruff, the within named bargainor, 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 the 25th day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903