Davidson County DEEDWARR
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Fees:13.00 Taxes:1350.50
20071031-0128515

Record & Return to:
First Title and Escrow Company, Inc.
FTEC #27016 File Box 9B

WARRANTY DEED

G-VRE-07-3820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Margaret R. Littman	New Owner	
3820 Moss Rose Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		73-6-27.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HARRIET G. SULLENS,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET R. LITTMAN, UNMARRIED, 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:

*Unmarried

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: A LOT OF LAND IN THE 11TH, FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF RIVERWOOD LAKE SUBDIVISION OF THE NORTHEAST PART OF THE COOPER LANDS, AS OF RECORD IN BOOK 974, PAGE 44, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE CENTER OF MOSS ROSE ROAD, THE SOUTHWEST CORNER OF LOT NO. 3 ON SAID PLAN; AND RUNNING THENCE NORTH 59 DEGREES 30 MINUTES EAST, WITH THE LINE BETWEEN SAID LOTS NOS. 3 AND 4, 360 FEET TO A LOW WATER MARK OF THE CUMBERLAND RIVER, THE SOUTHEAST CORNER OF SAID LOT NO. 3; THENCE DOWN SAID CUMBERLAND RIVER, AT THE LOW WATER MARK 100 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT NO. 5 ON SAID PLAN; THENCE SOUTH 59 DEGREES 30 MINUTES WEST, WITH THE LINE BETWEEN SAID LOTS NOS. 4 AND 5, 355 FEET TO THE CENTER OF SAID MOSS ROSE ROAD, THE NORTHWEST CORNER OF SAID LOT NO.
5; THENCE NORTH 34 DEGREES WEST, WITH THE CENTER OF SAID ROAD, 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DONALD L. SULLENS AND SPOUSE, HARRIET G. SULLENS BY WARRANTY DEED FROM JACK J. VAUGHN AND SPOUSE, MARY E. VAUGHN, RECORDED ON THE 30TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011030-0118138, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DONALD L. SULLENS HAVING SINCE DIED LEAVING HARRIET G. SULLENS AS SURVIVINNG TENANTS BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGE 44; BOOK 2199, PAGE 389; AND BOOK 4786, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3820 Moss Rose Drive, Nashville, Tennessee 37216
(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 29th day of October, 2007.

Harriet G. Sullens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, and Harriet G. Sullens, 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 29th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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