ADDRESS NEW OWNERS and
SEND TAX BILLS:
PATRICK T. WEBER
1035 Mitchell Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 03/06/08 15:18 3 pgs
Fees:18.00 Taxes:510.23

20080306-0022863

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
83 - 8 - 201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PATRICIA A. COPAS, WILLIAM RUSSELL McMURTRY and JAMES T. McMURTRY, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to PATRICK T. WEBER, unmarried, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot 71 fronts 75 feet on the northerly side of Mitchell Road and runs back 140.8 feet on the westerly line and 145.2 feet on the easterly line to a dead line, measuring 75.5 feet thereon.

Being the same property conveyed to Patricia A. Copas, William Russell McMurtry and James T. McMurtry, of record in Book 11690, Page 388, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1035 Mitchell Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE TN
37075
615-824-0989

Executed on this 14 day of February, 2008.

PATRICIA A. COPAS

WILLIAM RUSSELL McMURTRY

JAMES T. McMURTRY

STATE OF COLORADO
COUNTY OF Arapahoe

Personally appeared before me, the undersigned Notary Public of said county, JAMES T. McMurtry the within named 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 at office this 14 day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

7-11-2010

LORIE MILLENSON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires July 11, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM RUSSELL McMURTRY, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, PATRICIA A. COPAS 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of February, 2008.

NOTARY PUBLIC

My Commission Expires

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $137,900.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

7-24-10

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

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212