Davidson County DEEDWARR
Recvd: 04/21/08 11:50 2 pg
Fees:13.00 Taxes:1727.90

20080421-0040320

WARRANTY DEED

B-SS-08-2801A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES 3-8-10
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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
Samuel E. Stumpf, Jr.	New Owner (NAME)	
2801 Oakland Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-04-251

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 TALBOTT OTTINGER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL E. STUMPF, JR. AND JANE G. STUMPF, 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:

THIS TRACT OF LAND LOCATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY OF OAKLAND AVENUE, SAID IRON ROD BEING S 11°55'50" W 74.9' +/- FROM THE PROJECTED RIGHT-OF-WAY OF WILDWOOD AVENUE AND OAKLAND AVENUE; THENCE LEAVING THE RIGHT-OF-WAY OF OAKLAND AVENUE N 79°29'09" W 160.89' TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY OF AN UNKNOWN ALLEY; THENCE ALONG THE UNKNOWN ALLEY N 11°21'42" E 75.00' TO AN IRON ROD AT THE RIGHT-OF-WAY INTERSECTIONS OF THE UNKNOWN ALLEY AND WILDWOOD AVENUE; THENCE ALONG WILDWOOD AVENUE S 79°26'35" E 151.44' TO AN IRON ROD THAT BEGINS A CURVE TO THE RIGHT HAVING A RADIUS OF 9.95'+/-, AN ARC LENGTH OF 15.87'+/-, A CHORD BEARING S 33°45'23" E AND HAVING A CHORD DISTANCE OF 14.24'+/-, THENCE WITH THE WESTERLY MARGIN OAKLAND AVENUE S 11°55'50" W 64.7'+/- TO THE POINT-OF-BEGINNING, AND CONTAINING 12,061.183 SQUARE FEET OR 0.2769 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TALBOTT OTTINGER FROM MELANIE FRANCIS BY QUITCLAIM DEED DATED MARCH 12, 2008 AND RECORDED ON MARCH 26, 2008 IN INSTRUMENT NO. 20080326-0030351 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO TALBOTT OTTINGER AND MELANIE FRANCIS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM CARL T. VANEK, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED OF RECORD IN INSTRUMENT 200709040106004, SAID REGISTER'S OFFICE, DATED AUGUST 31, 2007. AND BEING PART OF THE SAME PROPERTY CONVEYED TO HENRY G. VANEK AND WIFE CAROL T. VANEK BY DEED FROM WILLIAM PRESTON WALKER AND WIFE MAMIE R. WALKER OF RECORD IN BOOK 4615, PAGE 271, SAID REGISTER'S OFFICE, DATED JUNE 29, 1972.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 101, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2801 Oakland Avenue, Nashville, Tennessee 37212
(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 17th day of April, 2008.

Talbott Ottinger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talbott Ottinger, 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 17th day of April, 2008.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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