Davidson County DEEDWARR
Recvd: 05/02/08 12:00 2 pgs
Fees:13.00 Taxes:421.80

20080502-0045115

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

B-NSR-08-127

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
Della M. Tate	Countrywide Bank, FSB	
127 Scenic View Road (ADDRESS)	801 Cresent Center Dr., # 510 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	44-5-10.00

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 DAVID A. DAUWEN AND BETTY L. DAUWEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DELLA M. TATE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BEING THE NORTHWESTERLY 10.8 FEET OF LOT 70 AND THE SOUTHEASTERLY 61.5 FEET OF LOT NO. 69 ON THE PLAN OF SCENIC VIEW SUBDIVISION, NOT OF RECORD AND ALSO BEING KNOWN AS LOT "H" ON A RESUBDIVISION OF SCENIC VIEW SUBDIVISION AND DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES L. MURPHY, JR., SURVEYOR, DATED APRIL 21, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF HAVRON AVENUE, 289.2 FEET NORTHWEST OF THE INTERSECTION OF SAID AVENUE AND THE NORTHERLY MARGIN OF A 20-FOOT PUBLIC WALKWAY; THENCE ALONG HAVRON AVENUE NORTH 46 DEGREES 29 MINUTES WEST 72.3 FEET; THENCE NORTH 43 DEGREES 59 MINUTES EAST 171.40 FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOTS NOS. 69 AND 52; THENCE ALONG THE LINE BETWEEN SAID LOTS AND LOTS NOS. 53 AND 70, SOUTH 46 DEGREES 01 MINUTES EAST 72.3 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES WEST 170.82 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. DAUWEN AND BETTY L. DAUWEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM CHARLES C. MILLER AND WIFE, LINDA B. MILLER, RECORDED ON THE 13TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050413-0041195, RE-RECORDED IN INSTRUMENT NO. 20060119-0007476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2881, PAGE 477; RIGHTS OF THE PUBLIC TO THE USE OF THAT PART OF THE LAND DESCRIBED HEREIN WITHIN THE BOUNDS OF HAVRON AVENUE AND SCENIC VIEW ROAD; MATTERS AS DISCLOSED BY UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION AND/OR SURVEY BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 127 Scenic View Road, Old Hickory, Tennessee 37138
(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 April, 2008.

David A. Dauwen

Betty L. Dauwen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Dauwen and Betty L. Dauwen, 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 April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADVANCE TITLE & ESCROW CORPORATION
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