Davidson County DEEDWARR
Recvd: 05/12/08 11:08 2 pg
Fees:13.00 Taxes:345.95

20080512-0048649

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $98,500.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2008.

Notary Public
My commission expires: 11-22-10

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-0803-64113

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
James L. Roberts 2738 Jones Avenue Nashville TN 37207	First Commonwealth Mortgage 13551 Trinton Park Blvd, #1800 Louisville, TN 40223	60-16-0-224

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy L. Rudolph, f/k/a Cynthia Lee Fielder, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James L. Roberts, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the resubdivision of Lot No. 23, on the Plan of Joywood Heights, of record in Plat Book 4885, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to S. B. Fielder and wife, Mary Lee Fielder by deed from G. C. Webb, an unmarried man, dated 4/11/1952, recorded 4/31/1952, of record in Book 2043, Page 345, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to S. B. Fielder and wife, Mary Lee Fielder, for the sole purpose of making a re-conveyeance to create an estate by the entirety, by Quitclaim Deed from S. B. Fielder and wife, Mary Lee Fielder, dated 6/18/1973, recorded 6/18/1973, of record in Book 4719, Page 785, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cynthia Lee Fielder n/k/a Cynthia Rudolph a/k/a Cindy L. Rudolph, by Quitclaim Deed from S. B. Fielder and wife, Mary Lee Fielder, dated 3/3/2003, recorded 3/11/2003, of record in Instrument No. 20030311-0032113, Register's Office for Davidson County, Tennessee.

Robert Rudolph, spouse of Cindy L. Rudolph, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2738 Jones Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This property is improved property known as 2738 Jones Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 5 day of May, 2008.

Cindy L. Rudolph

Robert W Rudolph

Cindy L. Rudolph

Robert Rudolph

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cindy L. Rudolph and Robert Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of May, 2008.

Angela A. Ramsey

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010