Davidson County DEEDWARR
Recvd: 08/26/08 10:51 2 pgs
Fees:13.00 Taxes:266.77
20080826-0087597

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Delilah Howell
3035 Casa Drive
Nashville, TN 37214

SEND TAX BILL TO:
Vision Mortgage
155 Legends Dr., Ste. P
Lebanon, TN 37087

TAX ID NO:108-03-0-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Katherine Trowbridge Kruse, married,** has this day bargained and sold, and does hereby transfer and convey unto **Delilah Howell, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 44A, on the Plan of Patio Villa, Section 5, zone lot division revised in plat book 5200, page 748, revision of lots 44.5 and 48 and 102, Section 44A Patio Villa, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Katherine Trowbridge in Instrument 20030328-0041338 recorded 3/28/2003, Register's Office for Davidson County, Tennessee.

Katherine Trowbridge and Katherine Kruse are the one and the same person. This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as **3035 Casa Drive Nashville, TN 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 748, and restrictions in Book 6199, page 70, and encumbrances as may be shown of record in the office of the Register

of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of August, 2008

Katherine Trowbridge Kruse

Katherine Trowbridge Kruse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Katherine Trowbridge Kruse,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of August, 2008.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $72,100.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of August, 2008.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: