This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/27/09 10:04 3 pgs
Fees:18.00 Taxes:1332.00
20090227-0017227

ADDRESS NEW OWNER:
Francisco J. Dominguez
728 Southmeade Pkwy.
Nashville, Tennessee 37204

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Countrywide Bank
3011 Armory Dr., Ste. 120
Nashville, TN 37204

MAP 132-7
GROUP
PARCEL 22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dennis M. Russell and Linda Tucker Russell, Co-Administrators under the Last Will and Testament of Robert A. Rose, deceased, and Linda Tucker Russell, individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Francisco Dominguez**, hereinafter called the GRANTEE, his heirs 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. 15 on the Plan of Map of Southmeade, of record in Plat Book 1835, pages 118 and 119, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Southmeade Parkway at the corner of Lots 15 and 16; thence with the line between said lots, northwesterly 320.7 feet to a point in the line of the Herbert property; thence with Herbert's line as follows: South 24° 32 minutes west 30.2 feet; North 87° 58 minutes west 51 feet; South 11° 32 minutes west 74 feet to an iron pin at a hackberry tree; and continuing with Herbert's line South 3° 43 minutes east 27 feet and South 8° 34 minutes east 201 feet to a concrete monument poured around an iron pin in the north margin of Southmeade Parkway; thence with the margin of the same easterly around a curve 203.2 feet to the point of beginning.

Being the same property conveyed to Robert A. Rose and wife Joyce Eloise Rose by deed from Joe S. Roberts and wife Geneva B. Roberts, of record in Book 4486, page 853, Register's Office for Davidson County, Tennessee, and; by quitclaim deed of record in Book 6651, page 964, Joyce Eloise Rose conveyed her interest in subject property to Robert A. Rose; Robert A. Rose is now deceased and title is vested in Linda Tucker Russell under Last Will and Testament of Robert A. Rose, deceased, Probate Docket 08D-852, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **728 Southmeade Pkwy., Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **20th** day of **February, 2009.**

Dennis M. Russell, Co-Administrator

Linda Tucker Russell

Linda Tucker Russell, Co-Administrator

Linda Tucker Russell

Linda Tucker Russell, individually

Dennis M. Russell, individually, for the purpose of conveying any marital right he may have in subject property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis M. Russell and Linda Tucker Russell, Co-Administrators under the Last Will and Tentament of Robert A. Rose,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of February, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis M. Russell and Linda Tucker Russell, individually,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of February, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

Candace P. Goodman
AFFIANT

Subscribed and sworn to before me on this ~~20th~~ 26th day of February, 2009.

Amanda Vaughn
NOTARY PUBLIC

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

My Commission Expires: 01/07/2013