WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin C. Rucker	NEW OWNER	Parcel ID:
4002 Colorado Avenue		10304041100
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Courtney P. Rommel f/k/a Courtney P. Dickson and husband, Kollin E. Rommel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Benjamin C. Rucker

hereinafter called the GRANTEES, their 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 the easterly 50.0 feet of Lot No. 44 and the westerly 10.0 feet of Lot No. 45, on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 44 and part of Lot No. 45 front together 60.0 feet on the northerly side of Colorado Avenue and run back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Courtney P. Dickson, unmarried, by deed from Russell Miller and wife, Colleen N. Miller (aka Colleen Nichols), of record in Instrument 20070726-0088836, said Register's Office. The said Courtney P. Dickson is now known as Courtney P. Rommel.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 61, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4002 Colorado Avenue, Nashville, TN 37209

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 9th day of April, 2010.

Courtney P. Rommel

Kollin E. Rommel

BILL GARRETT, Davidson County
Trans:T20100021465 DEEDWARR
Recvd: 04/12/10 11:05 2 pgs
Fees:13.00 Taxes:965.70
20100412-0027408

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney P. Rommel and Kollin E. Rommel, 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 at Nashville, Tennessee, this 9th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.