PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51359
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Ann Sorensen 1312 Boscobel Street Nashville, Tennessee 37206	AVENUE BANK 3823 CLEGHORN AVE. NASHVILLE, TN 37215

TAX MAP-PARCEL NUMBERS: 08313019600

BILL GARRETT, Davidson County
Trans:T20120045213 DEEDWARR
Recvd: 06/19/12 12:26 2 pgs
Fees:13.00 Taxes:628.63
20120619-0053686

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter P. Roze**, unmarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Ann Sorensen*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* MARRIED

Land in Davidson County, Tennessee, being part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet form the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley; thence with the said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to Peter P. Roze, an unmarried man, by Warranty Deed from Adrian D. Samuels and wife, Ivanetta D. Samuels, dated September 17, 2004 and recorded on September 22, 2004, of record in Doc. No. 20040922-0114127, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 21, page 147, said Register's Office

This is improved property, known as: 1312 Boscobel Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2012.

Peter P. Roze

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2012 , before me the undersigned authority, personally appeared Peter P. Roze , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2012

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013