Box 36 (2)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 11654 PAGE 925

99 SEP -8 PM 3:39

REGISTER
DAVIDSON CO., TN.

0633813

WARRANTY DEED

Name and Address of New Owner:
Ryan Bergstrom
Heidi Bergstrom
102 Dellrose Avenue
Nashville, Tn 37214

Send Tax Bills To:

New Owner
102 Dellrose Avenue
Nashville, TN 37214

6278 09/08 0101 03CHEC 471.95

Street Address of Subject Property
102 Dellrose Avenue
Nashville, TN 37214

Map-Parcel No:
84-14-162

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WE, SUSAN H. LAWRENCE AND HUSBAND, JAMES LAWRENCE,** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **RYAN BERGSTROM AND HEIDI BERGSTROM,** their heirs and assigns, hereinafter called **"GRANTEES"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 taxes, which have been prorated and assumed by Grantees.

2. All matters shown on the recorded plat of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee. County,

3. Any and all zoning regulations, building restrictions setback lines, if any, and easements and rights of way for public utilities applicable to the land in question

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 and assigns, forever, and GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant themselves, their heirs and assigns 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.

BOOK 11654 PAGE 926

WITNESS my hand this 2nd day of September, 1999.

Susan H. Lawrence
Susan H. Lawrence

James Lawrence
James Lawrence

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally apppeared Susan H. Lawrence, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2 day of September, 1999.

James M. Brown
Notary Public

My commission expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Lawrence, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this the 2nd day of September, 1999.

James M. Brown
Notary Public

My commission expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $123,500.00

Susan H. Lawrence
Affiant

Subscribed and sworn to before me,
this the 3 day of September, 1999.

Douglas A. Brace
Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Donelson Meadows, Section II, of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Susan H. Lawrence, individually, by Quitclaim Deed from Susan H. Lawrence and Sandra L. Vaught as Co-Successor Trustees of the Lozier Revocable Living Trust U/A/D April 27, 1993, of record in Book 11595, page 760, Register's Office for Davidson County, Tennessee, and by Correction Quitclaim Deed of record in Book 11654, page 923, in said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11654 PAGE 928

06338813

IDENTIFICATION & REFERENCE

99 SEP -8 PM 3:39

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	123500.00
CON TX	456.95
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	471.95
CHECK	471.95

09/08/99 01 15:41 0001 6278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514283