STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Evelyn Marie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2001.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: March 30, 2003.

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evelyn Marie Lester | | 90-11-6 |
| (NAME) | (NAME) | |
| 643 River Rouge Drive | 643 River Rouge Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Nashville, Tennessee 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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,

**MARGARET ELIZABETH WALP,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EVELYN MARIE LESTER,**

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 629 on the Map of Charlotte Park, Section 9, as of record in Book 2900, Page 77, Register's Office for said County.

Said Lot No. 629 fronts 70 feet on the westerly side of River Rouge Drive and extends back between parallel lines 240 feet to a line on which it measures 70 feet, and continues westerly to a line marking edge of water in June, 1959, on which it measures 72 feet, more or less.

Being the same property conveyed to Warren W. Walp, Sr. and wife, Margaret Elizabeth Walp by deed from Charles M. Holmes and wife, Bessie K. Holmes of record in Book 3314, Page 189, Register's Office for Davidson County, TN. The said Warren W. Walp, Sr., having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 643 River Rouge Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22nd day of May, 2001.

Margaret Elizabeth Walp
Margaret Elizabeth Walp

Davidson County DEEDWARR
Recvd: 05/23/01 16:46 2pgs
Fees:11.00 Taxes:813.63

20010523-0053773

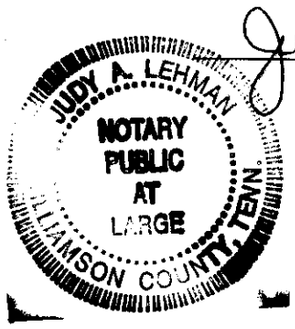
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Elizabeth Walp, the bargainor(s), 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 Brentwood , Tennessee this 22nd day of May, 2001

Commission expires: March 30, 2003




Notary Public