3969

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***176,900.00.

Elizabeth Burnhoff Lamitina
Affiant

Subscribed and sworn to before me this 20th day of May, 2002.

Notary Public
My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Davidson County DEEDWARR
Recvd: 05/14/02 13:15 2pgs
Fees:13.00 Taxes:654.53
20020514-0059157

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
SAMUEL TODD LAMITINA 1813 Lillian Street Nashville, Tennessee 37206	Mortgage Lenders of America PO BOX 20005 Owensboro, KY 42304-0005	MAP 83-14 PARCEL 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***176,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, RISLEY P. LAWRENCE, JR., married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto SAMUEL TODD LAMITINA and wife, ELIZABETH B. LAMITINA, (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:

BEING Lot No. 121 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 121 fronts 50.0 feet on the northerly side of Lillian Avenue and runs back between parallel lines 124.0 feet, more or less, to an alley.

BEING the same property conveyed to Risley P. Lawrence, Jr., by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record as Instrument No. 20000918-0092676 in the Register's Office for Davidson County, Tennessee.

SUSAN TOLMIE, spouse of Risley P. Lawrence, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1813 Lillian 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of May, 2002.

RISLEY P. LAWRENCE, JR.

SUSAN TOLMIE

BY: Risley P. Lawrence, Jr.
Attorney in Fact

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 RISLEY P. LAWRENCE, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2002.

My Commission Expires: 10-12-05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RISLEY P. LAWRENCE, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN TOLMIE, and acknowledged that he executed the same as the free act and deed of the said SUSAN TOLMIE.

WITNESS my hand and official seal this 10th day of May, 2002.

My Commission Expires: 10-12-05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee