Davidson County DEEDWARR
Recvd: 05/22/02 12:18 2pgs
Fees:13.00 Taxes:888.00

20020522-0062406

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40846 File Box "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 240,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15th DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
THERESA W. DOYLE **3101 Lealand Lane** **Nashville, Tennessee 37204**	**S A M E**	**118-5-44**

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, ROBERT FLETCHER LANCE, JR., and wife, DIANE S. LANCE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THERESA W. DOYLE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13 on the Plan of the Subdivision of the south part of Dr. L. G. Noel's property, as of record in Book 547, Page 105, Register's Office, described as follows:

Beginning at the southwest corner of 10th Avenue, South and Clayton Avenue; thence with the southerly margin of Clayton Avenue, westwardly 200 feet to the corner of the Lots Nos. 13 and 14; thence with the line between said two lots, southwardly 140 feet to the northerly line of Lot No. 10; thence with the northerly line of Lots 10, 11 and 12, eastwardly 228 feet 2 inches to the westerly margin of 10th Avenue, South; thence with said Avenue, northwardly 143 feet to the beginning.

BEING the same property conveyed to Robert Fletcher Lance, Jr., by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, of record in Instrument Number 20020418-0048406, Register's Office for Davidson County, Tennessee.

This is improved property known as 3101 Lealand Lane, Nashville, Tennessee 37204

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 15th day of May, 2002.

ROBERT FLETCHER LANCE, JR. **DIANE S. LANCE**

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 ROBERT FLETCHER LANCE, JR., and wife, DIANE S. LANCE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th of May, 2002.

NOTARY PUBLIC

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06