15251-2
File Box 14A



MY COMM. EXPIRES MARCH 25, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. .

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

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
Jack Badura	First National Bank of Arizona	106-15-39
(NAME)	(NAME)	
906 Deervale Dr.	7329 Westpark Avenue #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	McLean , VA 22102	
(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,

MARIE J. LAWSON, UNMARRIED,

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

Jack Badura, an unmarried man, and Asya Stoyanova, an unmarried woman, as tenants in common with rights of survivorship

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 Davidson County, Tennessee, being Lot No. 34 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie J. Lawson and husband, James R. Lawson by deed from Harold W. Laughlin and wife, Donna J. Laughlin of record in Book 5749, Page 442, Register's Office for Davidson County, TN. James R. Lawson having since died and the property is now vested to Marie J. Lawson as surviving tenant by entirety.

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.

This is improved ☒ unimproved property, known as 906 Deervale Dr., Nashville, TN 37217

(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 19 day of June, 2002..

Marie J. Lawson

Davidson County DEEDWARR
Recvd: 07/18/02 09:38 2pgs
Fees:13.00 Taxes:492.10

20020718-0086490

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie J. Lawson, 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 Nashville, Tennessee this 19 day of June, 2002.

Commission expires:
NOV 30 2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.