WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/03 13:28 2pgs
Fees:13.00 Taxes:129.50

20030402-0043529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Ronald Westphal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2003.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE My Comm. Exp. MAY 2, 2006

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert l. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Westphal	**Same As Owner**	**Map 82-9**
(NAME) **605 Landau Drive**	(NAME)	**Parcel 107**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Lawrence Bros., LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Westphal and wife, Marcia Westphal,** 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. 3 in P.A. Smith's Subdivision of Lot Nos. 24, 25, 26 and 27, in D.T. McGavock's First Addition to Nashville and plan said Smith's Subdivision is of record in Book 57, page 38, Register's Office for Davidson County, Tennessee, and plan of said McGavock's First Addition is of record in Book 10, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence Bros., LLC, by deed from Berdelle T. Campbell, married, of record as Instrument No. 20020710-0083157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 38 and Book 10, page 616, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 1404 Fourth Avenue North, Nashville, TN 37208
(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 hand this 1st day of April, 2003.

Lawrence Bros., LLC

By: Frederick S. Lawrence
Frederick S. Lawrence, Member

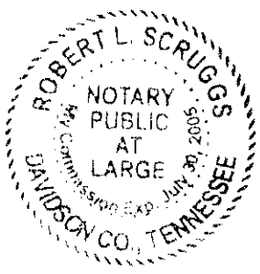
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Frederick S. Lawrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Lawrence Bros., LLC**, the within named bargainor, a corporation, and that as such **Member** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Member.**

Witness my hand and official seal at Brentwood, Tennessee this 1st day of April, 2003.

Commission expires:



Robert L. Scruggs Notary Public