WARRANTY DEED

P-BP-03-307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me this 31st DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 4/20/03
(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP
John LeVan	Same	
307 Garrett Drive	(NAME)	147-5-72
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NAOMI J. PERRY AND HUSBAND, ROY PERRY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN LEVAN AND WIFE, WENDY LEVAN, hereinafter called the Grantees, their heirs and assigns, that 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. 150 in the Revised Plan of Caldwell Hall, Section I, of record in Book 2900, pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Naomi J. Perry, devisee under the Last Will and Testament of Lucille C. Jones Neal, Probate Number 03P506, Circuit Court Clerk of Davidon County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 307 Garrett Drive, Nashville, Tennessee 37211
(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 31st day of March, 2003.

Naomi J. Perry

Roy Perry

Davidson County DEEDWARR
Recvd: 04/22/03 16:46 2pgs
Fees:13.00 Taxes:473.60

20030422-0053714

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Naomi J. Perry and husband, Roy Perry, 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 31st day of March, 2003.

My Commission Expires: ~~01/26/05~~ 4/20/03

Notary Public

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of March, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800