Box 340
Lee
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Davidson County DEEDWARR
Recvd: 05/01/03 16:01 2pgs
Fees:13.00 Taxes:1369.00

20030501-0058495

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $370,000. 00. Affiant Subscribed and sworn to before me, this 30th day of April, 2003. Notary Public My Commission Expires: 10/26/03

Address New Owner As Follows: Jane Lebens 124 Blackburn Avenue Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 130-01-0 152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. NORTON, JR. AND WIFE, AMY R. NORTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JANE C. LEBENS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to William A. Norton, Jr. and wife, Amy R. Norton, by deed from Gregory G. McNair and wife, Ann R. McNair, of record in Book 9908, page 26, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sewer easement conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5408, page 100, said Register's Office.

3. All matters as shown on the Plan of record in Book 421, page 94, Register's Office for Davidson County, Tennessee.

This is improved property known as 124 Blackburn Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of April, 2003.

William A. Norton, Jr.

Amy R. Norton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM A. NORTON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/26/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY R. NORTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/26/07