Davidson County DEEDWARR
Recvd: 05/08/03 12:18 3pgs
Fees:18.00 Taxes:416.25

20030508-0061842

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 41965 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 6th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

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 #
LISA FRIEDLAND	**S A M E**	**91-1-22**
3400 DAKOTA AVE. NASHVILLE, TN 37209		

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, PENELOPE LANE and husband, CLIFFORD R. LANE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA FRIEDLAND, Unmarried**

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Penelope Rose Lane and husband, Clifford R. Lane by Affidavit of Heirship of record in Book 11107, page 683, and as corrected by Will probated as Case No. 95P-114, devising said property to Penelope Rose Lane and husband, Clifford R. Lane from the Will of Yvonne Crowell Redmond and by deed from Bessie Louise Redmond Bates et al of record in Book 2741, page 51, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **749, 758 and 759 23rd Street, Nashville, Tennessee 37209**

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 6th DAY OF MAY, 2003.

PENELOPE ROSE LANE

CLIFFORD R. LANE

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 PENELOPE ROSE LANE and husband, CLIFFORD R. LANE, 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 6th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Schedule "A"

Tract 1: Being the northerly 140 feet of Lot No. 6 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 6 is described as follows:

Beginning in the center of 23rd Street opposite the center of Park Avenue, being the corner of Lots Nos. 2, 3, 5 & 6 thence with the center of said street southerly 140 feet to J. K. McKenzie's northeast corner, thence with the center of said alley northerly 140 feet to the corner of Lots 5, 6, 13 & 14, thence with the line between Lots Nos. 5 & 6 easterly 200 feet to the beginning.

Parcel also includes the southerly 75 ft. of Lot 5 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed in Book 2495, Page 169 and Book 2741, Page 35, said Register's Office.

All as described by a mortgage loan inspection by John Kohl & Associates, dated 5/1/03.

Tract 2: Being Lot No. 4 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, described as follows:

Beginning in the center of 23rd Street at the corner of Lots 4 & 5 on said plan, thence northwestwardly 200 feet to the center of a 15-foot alley, thence with same northeasterly 225 feet more or less to a stone-wall, thence along said stone wall easterly 200 feet to the center of 23rd Street, thence southeasterly 225 feet, more or less, to the point of beginning