# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/03 08:06 2pgs
Fees:13.00 Taxes:240.50

20031231-0184210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

x Barbara J Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 5/30/2007

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara Jo Neal | First Franklin Financial | 81-11-165 |
| (NAME) | (NAME) | |
| 1716 D.B. Todd, Jr. Blvd. | 112 Town Park Drive #G-150 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 | Kennesaw, GA 30144 | |
| (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, Karen P. Lawrence, As Trustee of the Karen Lawrence, Revocable Trust Under Agreement Dated May 23, 2001, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Jo Neal, an unmarried person, 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 EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 1716 D.B. Todd, Jr. Boulevard, 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 29th day of December, 2003.

Karen P. Lawrence

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen P Lawrence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December.

Commission expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 5/30/2007

Notary Public

Land in Davidson County, Tennessee, being the southwest part of Lot No. 395 of the Plan of McGavock, Wetmore and others' Second Addition to Nashville, called "The Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning on the easterly margin of 18th Avenue North formerly line or Salem Street, at the corner of Lots Nos. 395 and 394; thence eastwardly with the line between said two lots, 164 feet more or less, to a point 110 feet westerly margin of 17th Avenue North, formerly James Street; thence northerly parallel with said 17th Avenue North 50 feet; thence westerly parallel with the first line, 120 feet, more or less, to the said Avenue, southerly 52 feet, more or less, to the beginning.

Being the same property conveyed to KAREN LAWRENCE, AS TRUSTEE OF THE KAREN LAWRENCE, REVOCABLE TRUST UNDER AGREEMENT DATED MAY 23, 2001, by deed of record as Instrument No. 20020510-0057899, said Register's Office.