Davidson County DEEDWARR
Recvd: 01/13/04 12:14 3pgs
Fees:17.00 Taxes:0.00

20040113-0005309

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR (DEED.TN)

Tax Exempt adding husband to title

THIS DEED made this 20th of December in the year Two Thousand Three by and between **Christiana N. Lemons**, a married person, party of the first part, Grantor(s) and **Christiana N. Lemons and Roger D. Lemons**, tenants by the entireties, of 1403 Overton Street, Old Hickory, TN 37138, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of **($0.00) DOLLARS**, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said Christiana N. Lemons and Roger D. Lemons, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Davidson, State of Tennessee, and described as follows, that is to say:

SEE ATTACHED LEGAL DESCRIPTION

Tax ID# 053030 26700

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Christiana N. Lemons and Roger D. Lemons, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor and Grantees.

TEST:

Svetlana Shutskaya

Christiana N. Lemons (SEAL)
Christiana N. Lemons, Grantor

Svetlana Shutskaya

Christiana N. Lemons (SEAL)
Christiana N. Lemons, Grantee

Svetlana Shutskaya

Roger D. Lemons (SEAL)
Roger D. Lemons, Grantee

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME
THIS 20th DAY OF December, 2003.



Christiana N Lemons (SEAL)
Christiana N. Lemons, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 20th day of December, in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Christiana N. Lemons, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Donna L. Tilley
Donna L. Tilley Notary Public

My Commission expires: 1-26-2005

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 20th day of December, in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Christiana N. Lemons and Roger D. Lemons known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Donna L. Tilley
Notary Public Donna L. Tilley

My Commission expires: 1-26-2005

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned.

MILLARD S. RUBENSTEIN

RETURN TO:

RESOURCE TITLE, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117
(410) 654-5550
03017021

Mail tax bill to:
Christiana N. Lemons
Address: 1403 Overton Street,
Old Hickory, TN 37138

PREPARED BY:
MILLARD S. RUBENSTEIN
300 Red Brook Blvd., Ste. 300
OWINGS MILLS, MD 21117
(410) 654-5550

Exhibit "A"

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. 150, SECTION 3, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, IN BOOK 1424, PAGE 57. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 51.9 FEET ON OVERTON STREET, CONTAINING 0.11 ACRE, MORE OR LESS.

SUBJECT TO AND RESERVING ONE (1) PERMANENT EASEMENT TEN (10 FEET WIDE FOR UTILITIES AND ALL RIGHTS IN CONNECTION WITH SAID EASEMENT INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ARE EXPRESSLY RESERVED, ALL AS SHOWN ON SAID RECORDED PLAN WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO CHRISTIANA N. LEMONS, A MARRIED PERSON BY DEED FROM WILLIAM T. HORNBUCKLE, UNMARRIED AND ROBIN B. HORNBUCKLE WOOD, RECORDED 05/05/1993 IN DEED BOOK 8939 PAGE 63, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID# 05303026700