Davidson County DEEDWARR
Recvd: 04/05/04 08:13 2pgs
Fees:13.00 Taxes:1609.50

20040405-0037812

WARRANTY DEED

B-FSB-04-3012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 8 July 05

(AFFIX SEAL)

E. DWAYNE LANNON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick S. Lawrence	First State Bank	
3012 Brightwood Ave.	(NAME) 1720 West End Ste 101	117-08-0-31
(ADDRESS) Nashville, Tennessee 37212-6021	(ADDRESS) Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDITH M. THORTON WIDOWER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FREDERICK S. LAWRENCE AND WIFE, VELVET Y. HUNTER AND AND WILLIAM LAWRENCE AND WIFE, CLAUDIA SWITZER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1,2 and the northerly 10 feet of Lot 3, changed plan of subdivision of Lots 11, 12, 13, 14 and 15 in Belmont Terrace Annex No. 1, as shown by plat of record in Plat Book 547, page 99, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John F. Thornton and Edith M. Thorton, husband and wife, by deed from Margaret Newlin Vaughn, dated August 25, 1965 and filed for record on August 25, 1965, in Deed Book 3927, page 897, Register's Office for Davidson County, Tennessee. The said John F. Thorton having since died.

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

unimproved ( )
This is improved (X) property, known as 3012 Brightwood Ave., Nashville, Tennessee 37212-6021
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, 2004.

Edith M. Thorton

STATE OF Tennessee
COUNTY OF Davidson

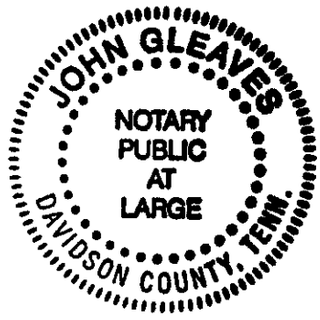
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith M. Thorton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903