File #200420207

Davidson County DEEDWARR
Recvd: 05/28/04 10:13 2pgs
Fees:13.00 Taxes:637.14

20040528-0062954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Lacroix and Angela V. Lacroix	SouthTrust Bank	Map: 126-15-B-184CO
(NAME) 8229 Boone Trace	(NAME) 210 Wildwood Parkway, Suite 100	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **FAY H. BEMBRY AND HUSBAND, JASON BEMBRY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY A. LACROIX AND WIFE, ANGELA V. LACROIX**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 16, on the Plan of Section Two, Lexington Point Subdivision, as shown by plat appearing of record in Instrument No. 20010515-0049954, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Fay H. Bembry and husband, Jason Bembry by Warranty Deed dated November 30, 2001 of record in Instrument No. 20011204-0133361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445 and as amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754; Charter of Lexington Point Homeowners' Association of record in Instrument No. 20001020-0104424; Storm Water Detention Agreement of record in Instrument No. 20020729-0090372; Permanent Drainage Easement of record in Instrument No. 20020729-0090373; all matters shown on plat of record in Instrument No. 20010515-0049954; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 8229 Boone Trace, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 26th day of May, 2004.

Fay H. Bembry

Jason Bembry

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Fay H. Bembry and Jason Bembry who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2004.

Notary Public

My Commission Expires: 

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064