Davidson County DEEDWARR
Recvd: 07/16/04 10:54 4pgs
Fees:23.00 Taxes:850.63
20040716-0085112

This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-541581**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INDENTURE, made and entered into this **July 15, 2004**, by and between **Justin W. Lanning, and Nikki Lanning, husband and wife,**, parties of the first part, and **Donna R. Duensing**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 19, MAP OF THE SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE, as shown on plat of record in Plat Book 421, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 19 fronts 50.0 feet on the southerly side of Benjamin Street and runs back between parallel lines 133.0 feet on the west line and 132.5 feet on the east line to a 15 foot alley in the rear on which it measures 50.0 feet, more or less.

Included in the above description but excluded from this conveyance is that tract conveyed to Walter W. Lenoir and wife, Lavenia Welchance Lenoir, by Warranty Deed from C. T. Lentz and wife, Carrie Gray Lentz and their daughter, Alice Boyd Lentz Downing of record in Book 2101, Page 507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed recorded in Instrument Number 20001204-0118505.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **083-02-0 139.00**
X Improved OR
Unimproved property located at: **1420 Benjamin Street, Nashville, Tennessee 37206**

Nikki Lanning joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **she** may have in the above captioned property by virtue of **her** marriage to **Justin W. Lanning**, but the said **Nikki Lanning** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Justin W. Lanning

Nikki Lanning by Justin W. Lanning Attorney in Fact.

Nikki Lanning by Justin W. Lanning Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Justin W. Lanning** to me known to be the person who executed the foregoing instrument in behalf of Nikki Lanning as her attorney in fact and acknowledged that he executed the same as the free Act and Deed of said Nikki Lanning.

Witness my hand and Notarial Seal this 15th day of July, 2004 .

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Justin W. Lanning, a married man** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **July 15, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

****

Owner's Name: **Donna R. Duensing**

and Address: **1420 Benjamin Street**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)

AMERICA'S WHOLESALE LENDER
750 Old Hickory Boulevard, Suite 180
Brentwood, Tennessee 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**229,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Price
Affiant

Subscribed and sworn to before me this ~~July 15~~, **2004.**

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public

My Commission Expires: _____