Record 2nd

WARRANTY DEED

Return to:
File Box 9- B
First Title & Escrow Co., Inc.
#23930

Davidson County DEEDWARR
Recvd: 03/15/05 14:29 2 pgs
Fees:13.00 Taxes:1165.50

20050315-0028473

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $315,000.00.

Affiant

Subscribed and sworn to before me this 15 day of March, 2005.

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 9-27-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey A. LeVasseur	SunTrust Mortgage Co.	105-14-0-97.00
2209 Grantland Avenue	201 4th Ave..N., 7th Floor	
Nashville, TN 37204	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company custodian fbo David B. Warren, IRA**, a one-half undivided interest, and **David B. Warren**, a one-half undivided interest, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Jeffrey A. LeVasseur and Stephanie L. LeVasseur, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 of block 6 on the plan of Warbaughs Subdivision of Woodland, of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Trust Company custodian fbo David B. Warren, IRA, a one-half undivided interest, and Jim DeVault, a one-half undivided interest by deed from Michael W. O'Neill, on October 24, 2003, of record in Instrument Number 20031029-0159039, Register's Office for Davidson County, Tennessee. And further conveyed to Equity Trust Company custodian fbo David B. Warren, IRA by Quitclaim Deed from Jim DeVault, his one half undivided interest, of record in instrument Number 20050214-0016577, said Register's Office. And further conveyed a one-half undivided interest to David B. Warren by Quitclaim Deed from Equity Trust Company custodian fbo David B. Warren, IRA of record in Instrument Number 20050315-0028472, said Register's Office

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 155, Register's Office Davidson County, Tennessee.

This is improved property known as: **2209 Grantland Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 24, 2005.

Equity Trust Company custodian fbo David B. Warren, IRA

By

LEONARD J. GIBEL

David B. Warren

David B. Warren

STATE OF OHIO

COUNTY OF LORAIN

On this 9TH day of MARCH, 2005, before me, appeared LEONARD J. GIBEL, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the AGENT of EQUITY TRUST COMPANY, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said Trust (or association) by authority of its Board of Directors (or Trustees) and said AGENT, acknowledged said instrument to be the free act and deed of said Trust (or association).

WITNESS my hand and seal at office the day and year above written.

Marjorie E Daley

NOTARY PUBLIC

MARJORIE E. DALEY
Notary Public
In and for the State of Ohio
My Commission Expires
March 27, 2007

My Commission Expires:

MARCH 27TH, 2007

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of March, 2005, before me, personally appeared David B. Warren to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

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

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9-22-07