WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 9-24-05
(AFFIX SEAL)

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELORSE ASKINS	SAME	**82-7-120**
(NAME)	(NAME)	
820 LISCHEY AVENUE	820 LISCHEY AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	NASHVILLE, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RUSSELL A. ZAVITSON, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELORSE ASKINS*** ~~and / GARY ALOVISI~~, 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:

DA

THE FOLLOWING DESCRIBED REAL ESTATE IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE TO WIT:

AN UNNUMBERED LOT SHOWN ON THE PLAN OF HUMPHREYS PIERCE'S ADDITION TO NORTHEAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE LOT MARKED "DOWER" ON THE PLAN OF RECORD IN PLAN BOOK 2, PAGE 94, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF LISCHEY AVENUE OR NORTH 4TH STREET WESTERLY 155 FEET TO A POINT ON AN ALLEY 50 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF WILBURN STREET; THENCE WITH SAID ALLEY SOUTHERLY 50 FEET TO THE CORNER OF THE DOWER LOT AND THE HOMESTEAD LOT OF THE WINDOW OF HUMPHREY PIERCE, DECEASED; THENCE EASTERLY WITH THE LINE BETWEEN SAID TWO LOTS 155 FEET TO THE WESTERLY MARGIN OF NORTH 4TH STREET; THENCE WITH THE WESTERLY MARGIN OF NORTH 4TH STREET NORTHERLY 51-1/2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL A. ZAVITSON, MARRIED, BY DEED FROM LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEARSTERANS ASSET BACKED SECURITIES, INC. SERIES 2001-3, BY EMC MORTGAGE CORPORATION, OF RECORD IN INSTRUMENT NO. 20041021-0126862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* UNMARRIED

unimproved ☐

This is improved ☒ property, known as **820 LISCHEY AVENUE, NASHVILLE, TN 37207**
(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 we do covenant with the said GRANTEES 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 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 **my hand** this **9th day of May, 2005.**

Davidson County DEEDWARR
Recvd: 05/13/05 14:43 2 pg
Fees:13.00 Taxes:333.00
20050513-0054438

RUSSELL A. ZAVITSON

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **RUSSELL A. ZAVITSON** and **DEBBIE D. ZAVITSON**, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **9th day of May, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

RETURN TO: 1753

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214