RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43819 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/05 15:27 2 pgs
Fees:13.00 Taxes:307.10

20050524-0058744

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-25-06

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires MAR 25 2006

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Nelson	SAME AS NEW OWNER	91-11-62
4644 Sterling Cross		
Nashville, TN 37211		

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, I/WE,

Robert Fletcher Lance, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Earl Nelson

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:

Being Lot No. 905 and the westerly 17 1/2 feet of Lot No. 903 of Block 132, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 42 1/2 feet on the North side of Illinois Avenue and extend back northwardly between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Robert Fletcher Lance, Jr., by deed from J. Phillip Jones, Substitute Trustee, of record in Instrument Number 20050316-0028956, Register's Office for Davidson County, Tennessee.

THIS is investment property and has never been the residence of Grantor nor his spouse.

Robert Fletcher Lance, Jr., and Robert F. Lance, Jr., is ONE and the SAME person.

Unimproved ( )
This is improved (X) property known as 5002 Illinois Avenue, Nashville, TN 37209

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/our hand(s) this 19th day of May, 2005

Robert Fletcher Lance

Robert Fletcher Lance, Jr. by Diane S. Lance Atf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of May, 2005, before me personally appeared DIANE S. LANCE, to me known to be the person who executed the foregoing instrument in behalf of ROBERT FLETCHER LANCE, JR., as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said ROBERT FLETCHER LANCE, JR., as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.