Davidson County DEEDWARR
Recvd: 06/09/05 14:03 2 pgs
Fees:13.00 Taxes:886.15

20050609-0066181

WARRANTY DEED

B-MSRE-05-2005

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nayna S. Shah	New Owner (NAME)	
2005 Stokes Lane		117-07M 37.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOFFRE C. LEFEVRE AND WIFE, KRISTEN D. LEFEVRE AND, AND JACQUES P. LEFEVRE AND WIFE, DIANE LEFEVRE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NAYNA S. SHAH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2005, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FAIRSTED PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20021121-0145225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE OF RECORD IN PLAT BOOK 6200, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOFFRE C. LEFEVRE AND WIFE, KRISTEN D. LEFEVRE AND JACQUES P. LEFEVRE, MARRED BY WARRANTY DEED FROM FAIRSTED PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 26TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030826-0123362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2005 Stokes Lane, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of June, 2005.

Joffre C. LeFevre

Kristen D. LeFevre

Jacques P. LeFevre BY Joffre C. LeFevre ATTORNEY-IN-FACT

Diane M. LeFevre BY Joffre C. LeFevre ATTORNEY-IN-FACT
Diane LeFevre

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joffre C. LeFevre and Kristen D. LeFevre, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joffre C. LeFevre, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jacques P. LeFevre and Diane LeFevre and acknowledged that he/she executed the same as the free act and deed of the said Jacques P. LeFevre and Diane LeFevre.

Witness my hand and official seal at

on this the 1st day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903