This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050330

Davidson County DEEDWARR
Recvd: 06/21/05 12:08 2 pg
Fees:13.00 Taxes:457.67
20050621-0071029

Send Tax Bills To:
Edward Marks
306 Brewer Drive
Nashville, TN 37211

New Owner is:
Edward Marks
306 Brewer Drive
Nashville, TN 37211

MAP: 162-01
PARCEL: 46.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lance Atkinson and wife, Tina Atkinson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Edward Marks,** _____ , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Addition to Southwood of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 190 feet on the westerly side of Brewer Drive and extends back 259.85 feet on the northerly line and 157.12 feet on the southerly line to an irregular line in the rear on which it measures 207.6 feet.

Being the same property conveyed to Lance N. Atkinson, unmarried by Warranty Deed from James E. Ladnier and wife, Patricia V. Ladnier dated March 23, 1998, recorded March 27, 1998, in Book 10856, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of June, 2005.

GRANTOR:

Lance Atkinson

Tina Atkinson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lance Atkinson and wife, Tina Atkinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of June, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

MY COMMISSION EXPIRES JULY 19, 2008

The actual consideration or value, whichever is greater, for this transfer is $126,398.00.

Affiant

SWORN TO and subscribed before me this 7th day of June, 2005

Melissa L. Sanders
NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008