THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Virginia Theus	**NEW OWNER**	060-11-0-031-00
2904 Lyndale Dr.		
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $100,798.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/13/05 08:26 2 pgs
Fees:13.00 Taxes:372.95

20050713-0080937

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Laura H. Dickerson, a Widow** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Virginia Theus** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 92, on the Map of Hillhurst Acres Subdivision, Section IV, as of record in Book 2331, page 136, Register's Office for said County.

Being the same property conveyed to Larry M. Dickerson and wife, Laura H. Dickerson from Secretary of Veterans Affairs, an Officer of the United States of America by Special Warranty Deed or record in Book 9146, page 376, Registers Office for Davidson County, Tennessee. dated 11/5/93. The said, Larry M. Dickerson, expired on September 4th, 1998.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2331, page 136 Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 2904 Lyndale Dr., Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 28th day of June, 2005

Laura H. Dickerson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Laura H. Dickerson acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 28th day of June, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY