(2)

File No. 250700134

WARRANTY DEED

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/14/05 10:52 2 pgs
Fees:13.00 Taxes:521.70

20050714-0081757

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin Edward Poston	Alvin Edward Poston Long Beach Mortgage Company	
(NAME) 3512 Dove Creek Road	(NAME) 320 Interstate North Pkwy, Ste.	500
(ADDRESS) Antioch, TN 37013	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , James Eric Lawson, and Wife, Carol Yvonne Lawson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin Edward Poston, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Somerset Phase I of record in Plat Book 6900, page 690 & 691, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Eric Lawson and wife, Carol Yvonne Lawson, by deed dated 05/30/95 from Jeffery E. Collins and wife, Ann S. Collins, of record in Book 9689, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 3512 Dove Creek Road, Antioch, TN 37013
(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 11th day of July, 2005.

James Eric Lawson

Carol Yvonne Lawson
by James Eric Lawson
Atty in Fact

STATE OF TN

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ERIC LAWSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11 day of July, 2005.

My Commission Expires: 5/23/06

Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Eric Lawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carol Yvonne Lawson, as her Attorney In Fact, under Power of Attorney bearing Inst. No. *_____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Carol Yvonne Lawson, under said Power of Attorney.

Witness my hand and official seal this the 11th day of July, 2005.

My Commission Expires: 5/23/06

Notary Public

WALTER E. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

* 20050714-0081756

File Number: [redacted]0134

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072