Davidson County DEEDWARR
Recvd: 07/18/05 09:53 2 pgs
Fees:13.00 Taxes:488.40

20050718-0082904

WARRANTY DEED

G-CD-05-1312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Nov. 2, 2006

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
William B. Lawrence	Cumberland Bank	
1312 7th Avenue North	(NAME) 810 Crescent Centre Dr. St 320	
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Franklin, TN 37067	82-09 30.00
(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 SUZANNE BOETERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. LAWRENCE AND WIFE, CLAUDIA SWITZER, 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 THE SOUTHERLY 33-1/3 FEET OF LOT NO. 23 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 7TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET 4 INCHES TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SUZANNE BOETERS, UNMARRIED BY WARRANTY DEED FROM IRENE ROBINSON, UNMARRIED, RECORDED ON THE 13TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001113-0112562 RE-RECORDED AT INSTRUMENT NO. 20010723-0077926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 21, Page 105; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1312 7th Avenue North, Nashville, Tennessee 37208
(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 14th day of July, 2005.

*20050718-0082903

Suzanne Boeters
Suzanne Boeters

by Amanda Orr as attorney in fact pursuant to Power of Attorney of record in Inst. No. [illegible], Register's office for Davidson County, Tennessee.

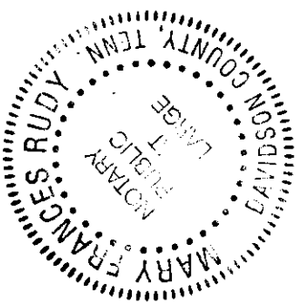
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arunima Orr, 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 Suzanne Boeters and acknowledged that he/she executed the same as the free act and deed of the said Suzanne Boeters.

Witness my hand and official seal at Nashville, Tennessee
on this the 14th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903