27A 1/4

This instrument prepared by and after recording return to:

Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Send Tax Bills to:

New Owner

Map/Parcel Nos: 93-16-0-187.00
93-16-0-205.00
93-16-0-186.00

Address of New Owner:

Lara Batey Sanders
105 Newton Nook
Brentwood, Tn 37027

Davidson County DEEDWARR
Recvd: 07/19/05 10:05 2 pg
Fees:13.00 Taxes:185.00

20050719-0083578

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WARRANTY DEED

That **Ron W. Green, unmarried,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Lara Batey Sanders, married**, (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Williamson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being the southerly 27 1/2 feet of the easterly 124 feet of Lot No. 4 on the plan of Emma G. Watson's Subdivision, as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 27 1/2 feet on the westerly side of Fairfield Avenue and runs back between parallel lines with the northerly margin of an alley 124 feet to a dead line.

Tract II: Beginning at the northeast corner of Lot No. 4 as shwon by Emma G. Watson's Subdivision of record in Book 57, page 84, Register's Office for Davidson County, Tennessee; thence westwardly and parallel with Cannon Street 194 feet, more or less, to an alley; thence southwardly with said alley 55 feet to a 10 foot alley; thence eastwardly with said alley 70 feet, more or less, to the southwest corner of the lot sold to Charles Todd; thence northwardly with said Todd's line 31 feet to a point; thence eastwardly and parallel with Cannon Street 124 feet to the westerly margin of Fairfield Street; thence northwardly with said Fairfield Street 24 feet to the beginning.

Being the same property conveyed to Ron W. Green by deed from Charles W. Ewing* of record in Book 9366, page 234, Register's Office for Davidson County, Tennessee.

*unmarried

AND

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Emma G. Watson's Subdivision, being a resubdivision of part of Lot No. 1 on the Map of Emma G. Watson's Subdivision, as shown on plat of record in Plat Book 4715, page 155, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ron Green by Robert A. O'Malley and wife, Betty S. O'Malley by deed of record in Book 8702, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Ron W. Green and Ron Green being one and the same person.

These are improved properties which bear the addresses of:

70 Fairfield Avenue, Nashville, Tn 37210;
78 Fairfield Avenue, Nashville, Tn 37210; and
80 Fairfield Avenue, Nashville, Tn 37210.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **28th** day of **June , 2005.**

Ron W. Green

Ron W. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron W. Green, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this **28th** day of **June**, **2005**.

Charles A. Sullivan Jr.

Notary Public

My Commission Expires: 9/22/07

CHARLES A. SULLIVAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is $50,000.00.

Sworn to and subscribed before me this **28th** day of **June**, **2005**.

Mary R Parris

Affiant

Notary Public

My Commission Expires:

SIMS SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006