WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/05 14:45 2 pgs
Fees:13.00 Taxes:347.80

20050719-0083912

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY — NOTARY PUBLIC — DAVIDSON COUNTY — STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandy L. Clark (NAME)	First Tennessee Home Loans (NAME)	MAP 61-15
1211 Norvel Avenue (ADDRESS)	4000 Horizon Way, Irving, TX 75063 (ADDRESS)	PARCEL 217
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tennie Faye Nash, Executrix of the Estate of Jewell Marie Lampkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy L. Clark

HEREINAFTER CALLED THE GRANTEES, 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 20 on the plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Robert Lampkin and wife, Jewell Marie Lampkin by Deed from J. S. Gleason, Jr., by Charles M. Johnson, Attorney in Fact, as Administrator of Veteran's Affairs, an Officer of the United States of America of record in Book 3785, Page 830, Register's Office for Davidson County, Tennesee. The said Charles Robert Lampkin and Jewell Marie Lampkin having since died. Charles Robert Lamplin predeceased Jewell Marie Lampkin. Jewell Marie Lampkin left a Last Will and Testament. See Probate Case #05P 837 in the Seventy Circuit Court of Davidson County, Tennessee at Nashville, Probate Division.

This conveyance is made subject to notes, easements, builiding setback lines, etc., if any, as may be set forth on the Plan of M. N. Young's Inglewood Annex of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee and further subject to property taxes for the year 2005 and subsequent years.

unimproved ( )
This is improved (X) property, known as 1211 Norvel Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of July 2005

Tennie Faye Nash, Executrix of the Estate of Jewell Marie Lampkin

By:

Tennie Faye Nash

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ~~Tennie Faye Nash,~~ as Executrix of the Estate of Jewell Marie Lampkin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of July 2005.

Commission expires 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself _____ and _____ respectively of the Tennie Faye Nash the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Madison, TN on this the 15th day of July, 2005.

My commission expires March 25, 2006

_____
Notary Public