Davidson County DEEDWARR
Recvd: 07/27/05 11:16 2 pgs
Fees:13.00 Taxes:296.00
20050727-0087508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$80,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14th DAY OF JULY, 2005.

Brian Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
BRYCE S. PAGE	**SAME**	**91-6/227**
5606 LOUISIANA AVENUE		
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF **$80,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MIDSTATE LENDERS

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

BRYCE S. PAGE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

The following land located in Davidson County, Tennessee, described as follows: to-wit:
Being Lot Nos. 1513 and 1515 on Block 30, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the northerly side of Louisiana Ave. and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elmer C. Bernes and wife, Jennie R. Barnes, by Deed from James R. Pirtle and wife, Annie Mai Pirtle, filed for record in Book 3166, Page 156, Register's Office for Davidson County, Tennessee. The said Elmer C. Barnes died on 11/14/91, at which time ownership and title to the said property became vested in Jennie R. Barnes a/k/a Jennie Rachel Barnes in fee simple. Jennie R. Barnes died testate on 02/20/04 at the age of 77 years, leaving last will and Testament dated 12/04/01 which vested ownership and title to the said property to her grandson, Michael Dennis Adcox, subject to a life estate reserved for her daughter, Sherry Ann Hardy. The Last will and Testament of Jennie Rachel Barnes a/k/a Jennie R. Barnes, was admitted to probate without administration, in the Seventh Circuit Court for Davidson County, Tennessee,

in the matter of: The Estate of Jeannie Rachel Barnes, deceased, Docket # 04P-1583.

Further, Being the same property conveyed to Sherry Ann Hardy by Quit Claim Deed from Michael Dennis Adcox dated 09/25/04 and filed for record 09/28/04 in Instrument No. 20040928-0116721, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Richard Wallace as Trustee of the Wallace Lane Trust by Warranty Deed form Sherry Ann Hardy dated 10/18/04 and filed for record 11/01/04 in Instrument No. 20041101-0130965, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Midstate Lenders by Quitclaim Deed from Richard Wallace, Trustee of Wallace Lane Trust dated 03/24/05 and recorded 04/05/05 in Instrument No. 20050405-0036986, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 57, page 172, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **5606 LOUISIANA AVENUE NASHVILLE, TN 37209**

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 not 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 ever 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 _____ day of **JULY, 2005**

MIDSTATE LENDERS BY DAN LEWIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **DAN LEWIS BY MIDSTATE LENDERS,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~**THEY**~~ He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, **Tennessee.**

This 14 day of **JULY, 2005.**

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 4-22-2008