WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/05 08:52 2 pgs
Fees:13.00 Taxes:869.50
20050808-0092897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

MARILYN MOUTHART
NOTARY PUBLIC
SOUTH DAKOTA
(AFFIX SEAL)

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE PAGE	**SAME**	**88-0-53**
(NAME)	(NAME)	
7424 Lakeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, **MAYNARD PEARSON and MILDRED PEARSON, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE PAGE and CHRISTI PAGE, husband and wife**, 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:

A Tract of land on the northwesterly margin of Lakeview Drive and being more particularly described as follows:

Beginning at an iron rod in the northerly margin of Lakeview Drive the southwest corner of Harold Allen Collins and the southeast corner of the tract herein; thence with said margin of road south 51 degrees 30 minutes 00 seconds west, 256.22 feet to the southwest corner of the tract herein; thence leaving said road north 38 degrees 5 minutes 37 seconds west 214.81 feet to an iron rod; thence north 45 degrees 41 minutes 53 seconds west 536.50 feet to an iron rod; the northeast corner of the tract herein; thence north 44 degrees 18 minutes 07 seconds east, 324.81 feet to an iron rod, the northeast corner of the tract herein; thence south 45 degrees 35 minutes 19 seconds east 88.13 feet to an iron rod; thence south 37 degrees 35 minutes 00 seconds east, 700.42 feet to the beginning and containing an area of 5.03 acres more or less.

Being the same property conveyed to Maynard Pearson and Mildred Pearson husband and wife, by deed from Frank Webster and Charlotte Webster, husband and wife of record in Instrument*

unimproved ☐

This is improved ☒ property, known as **7424 Lakeview Drive, Nashville, TN 37209**

(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 **our hands** this **29th day of July, 2005.**

Maynard Pearson
MAYNARD PEARSON

Mildred Pearson
MILDRED PEARSON

* 20030710-0095620, Register's Office for Davidson County, Tennessee.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MAYNARD PEARSON and MILDRED PEARSON, husband and wife** with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as HIS free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **29th day of July, 2005.**

Commission expires:

11-10-08

Notary Public

MARILYN MOUTHART
NOTARY PUBLIC
SOUTH DAKOTA
SEAL
SEAL