Davidson County DEEDWARR
Recvd: 08/10/05 11:57 2 pgs
Fees:13.00 Taxes:1350.13

20050810-0094734

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-AHM-05-4512

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: Commission Expires JULY 29, 2006
(AFFIX SEAL)

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
Mark Lehner	American Home Mortgage	
4512 Dakota Avenue (ADDRESS)	538 Broadhollow Road (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	91-16-124

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 JEFFERY M. GORMAN AND WIFE, ELIZABETH A. GORMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK LEHNER, UNMARRIED, AND PENELOPE EVANS, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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 Lot 411, CHARLOTTE PARK COMPANY'S FIRST ADDITION, BLOCK 20, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey M. Gorman by Warranty Deed from Lisa D. Friedland, married, recorded on the 20th day of July, 1998 in Deed Book 11026, Page 528, in the Register's Office of Davidson County, Tennessee. Elizabeth A. Gorman joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 4512 Dakota Avenue, Nashville, Tennessee 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 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 5th day of August, 2005.

Jeffery M. Gorman

Elizabeth A. Gorman

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery M. Gorman and Elizabeth A. Gorman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2005.

Darcie D. Moore
Notary Public

My Commission Expires: 12-7-07

(SEAL)

DARCIE D. MOORE
Notary Public - Arizona
MARICOPA COUNTY
My Comm. Exp. 12-7-2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903