Davidson County DEEDWARR
Recvd: 08/15/05 13:12 2 pgs
Fees:13.00 Taxes:118.40

20050815-0096297

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44102 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Laster	SAME AS NEW OWNER	81-16-73
1803 Lecton Court		
Thompson Station, TN 37179		

FOR AND IN 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, I/WE,

John Martin

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

Scott Laster and Erica Laster , 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:

Being the west 35 feet of the east 114 feet of Lots Nos. 168 and 169 on the plan of D. T. McGavock's Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of lots front 35 feet on the south side of Heiman Street and run back between parallel lines 100 feet to a dead line.

Included in this description but excluded from this conveyance is a portion of the original tract conveyed to the State of Tennessee of record in Book 4143, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Martin by Warranty Deed from Leroy Kimber and wife, Mary Kimber, of record in Instrument No.: 20050215-0017201, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1203 Heiman Street, Nashville, TN 37208

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/our hand(s) this 9th day of August, 2005

John Martin

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 John Martin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 2005.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.