This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-963870**

Davidson County DEEDWARR
Recvd: 09/28/05 09:52 3 pgs
Fees:18.00 Taxes:1213.60
20050928-0116251

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of September, 2005**, by and between **Richard Llovet a life estate in the property described below with an equal remainder interest in said real property to Ms. Patti Llovet-Hughes, Ms. Denise R. Llovet and Ms. Terise Cannavaro, their assigns and heirs**, parties of the first part, and **Lakeside, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 17 ON THE PLAN OF LAKEVIEW MANOR, AS OF RECORD IN BOOK 2133, PAGES 39-41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF NORFLEET DRIVE AT THE CORNER OF LOTS NOS. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 316 FEET ; THENCE NORTH 77 DEGREES , 10 DEGREES, EAST 53.5 FEET AND CONTINUING WITH THE SAME NORTH 61 DEGREES, 52 MINUTES EAST 148 FEET TO THE CORNER OF LOTS NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWESTWARDLY 300.4 FEET TO THE SOUTHERLY MARGIN OF SAID NORFLEET DRIVE; THENCE WITH THE SAME, WESTWARDLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MR. RICHARD LLOVET A LIFE ESTATE IN THE PROPERTY DESCRIBED BELOW WITH AN EQUAL REMAINDER INTEREST IN SAID REAL PROPERTY TO MS. PATTI LLOVET-HUGHES, MS. DENISE R. LLOVET AND MS. TERISE CANNAVARO, THEIR ASSIGNS AND HEIRS BY WARRANTY DEED FROM PATRICK JOHNSON AND BILLY C. GILMORE AS THE CO-EXECUTORS OF THE ESTATE OF ROBERTA M. CHAMBERS LLOVET, RECORDED ON THE 25TH DAY OF JULY, 1995 IN DEED BOOK 9739, PAGE 651, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **145-12-27**

XX Improved OR

Unimproved property located at: **1013 Norfleet Drive, Nashville, Tennessee 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mr. Richard Llovet

Patti Llovet-Hughes

Denise R. Llovet

Terise Cannavaro

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard Llovet a life estate in the property described below with an equal remainder interest in said real property to Ms. Patti Llovet-Hughes, Ms. Denise R. Llovet and Ms. Terise Cannavaro, their assigns and heirs** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of September, 2005.**

Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

****

Owner's Name: **Lakeside, LLC**

and Address: **1013 Norfleet Drive**
Nashville, TN 37220

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$328,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of September, 2005.**

Notary Public

My Commission Expires: 3/10/07