RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44233 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 14:20 2 pgs
Fees:13.00 Taxes:336.70

20051102-0132664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
26th day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 3/24/08

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
Daniel Farrar	Bancorpsouth Bank	83-1-303
108 Prescott Place	5217 Maryland Way	
Nashville, Tennessee 37211	Brentwood, TN 37027	

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,

Shirley Lee, unmarried

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

Daniel Farrar and Deane Gardner , both individually

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 Lot No. 5 on the Map of John W. Love's Subdivision of Greenwood of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 51.15 feet on the northerly side of Greenwood Avenue and runs back 190.3 feet on the westerly line and 193.5 feet on the easterly line to an alley measuring 50 feet, more or less, thereon.

Being the same property conveyed to Shirley Lee, unmarried, by Warranty Deed from Lincoln Trust Company fbo, f/b/o Robert Bond Miller of record in Instrument No.: 199912090301331, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1309 Greenwood Avenue, Nashville, TN 37206

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 26th day of October, 2005

Shirley Lee

Shirley Lee

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 Shirley Lee, 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 26th day of October, 2005.

Notary Public

My Commission Expires: 3/25/06

