Return to: First Title and Escrow Company, Inc.
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Davidson County DEEDWARR
Recvd: 11/02/05 14:59 2 pg:
Fees:13.00 Taxes:1230.25

20051102-0132756

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: N.A.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Dwight P. Wiles, Trustee	NEW OWNER	104-06-0
3432 Love Circle		GROUP
Nashville, Tennessee 37212		PARCEL 144.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Two Thousand Five Hundred Dollars and Zero Cents ($332,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bank of America, NA and Florence Paula Lankford, Successor Co-Trustees, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dwight P. Wiles, Trustee, with full power to convey or mortgage without joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 115 on the Revised Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, May 16, 1955, as follows:

BEGINNING on the easterly margin of Love Circle at an iron pin 50.0 feet south of the southeast corner of Love Circle and Marlborough Avenue, being the corner of Lots Nos. 115 and 116; thence with the line between said two lots North 74 degrees East 192.0 feet to the westerly margin of an alley; thence with said alley southwardly 157.5 feet to an iron pin, being the corner of Lots Nos. 114 and 115; thence with the line between said two lots westwardly 198.0 feet to an iron pin on the easterly margin of Love Circle; thence with said Circle northwardly 65.0 feet to the beginning.

Included in this conveyance is all of Grantors' right, title and interest in and to a certain easement benefiting the property, as recorded in Book 2549, page 257, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Percy H. Green and wife, Mary Polk Green, by deed dated August 7, 1956, from Clarence Russell Haflinger, unmarried, of record in Book 2549, page 489, Register's office for Davidson County, Tennessee, and being part of the same property conveyed* to Percy H. Green, Trustee of Revocable Living Trust dated September 2, 1992, and as amended on March 23, 1998; naming Bank of America, N.A. and Florence Paula Lankford, Successor Co-Trustees, the said Mary Polk Green having since died on April 16, 1996, and Percy H. Green having since died on April 17, 2005.

*by quitclaim deed of record in Book 8738,page 641,

This conveyance is expressly made subject to any easements of record and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 3432 Love Circle, Nashville, Tennessee 37212

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, his successors and assigns in fee simple forever

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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. The word "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Witness my hand this 27th day of October, 2005.

Florence Paula Lankford
Florence Paula Lankford, Successor Co-Trustee

Bank of America, NA, Successor Co-Trustee

By: Trish Braunschweig

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trish Braunschweig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President (title) of Bank of America, N.A., the within named bargainor, a banking organization, and that he/she as such Vice President (title), executed the foregoing instrument for the purposes therein contained, by signing as an officer of the named bank as Successor Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2005.

Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Florence Paula Lankford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing as Successor Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2005.

Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN