RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/05 14:17 2 pgs
Fees:13.00 Taxes:384.80
20051103-0133338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/26/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Sterna	AmSouth Bank	
(NAME)	(NAME)	
1502 Wendell Avenue	2050 Parkway Office Circle	Map 73-13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	Parcel 59.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, we, **FLORENCE STERNA DAVIS, MARRIED, AND LAWRENCE LEE STERNA, MARRIED, INDIVIDUALLY,** and **FLORENCE STERNA DAVIS, AS EXECUTRIX OF THE ESTATE OF DOROTHY STERNA,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY L. STERNA AND WIFE, LOIS STERNA,** 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:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of Dugger Heights, No. Two, as shown on plat of record in Plat Book 1424, page 135, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 8 fronts 65 feet on the west side of Wendell Avenue and runs back between lines, 237.6 feet on the north line 245.3 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 30 feet.

Being the same property conveyed to Hugo Sterna and wife, Dorothy Sterna by Deed of record in Book 1881, Page 195 recorded 09/12/2005, Register's Office for Davidson County, Tennessee. Hugo Sterna having since died, property vested solely in Dorothy Sterna. Dorothy Sterna having since died, leaving property to Florence Sterna Davis and Lawrence Lee Sterna by will filed 08/24/2005 in Docket # 05P-1102, Probate Court, Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1502 Wendell 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.

Nora Sterna joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Lawrence Lee Sterna.

Richard E. Davis joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Florence Sterna Davis.

Witness our hands this 31st day of October, 2005.

Lawrence Lee Sterna

Nora Sterna

The Estate of Dorothy Sterna

The Estate of Dorothy Sterna by

BY: Florence Sterna Davis, Executrix Florence S. Davis Executrix

Florence S. Davis, Executrix

Florence Sterna Davis

Richard E. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Florence Sterna Davis and Richard E. Davis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of October, 2005.

Commission expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE TN DeKALB COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Florence Sterna Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Estate of Dorothy Sterna, now deceased, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of October, 2005.

Commission expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE TN DeKALB COUNTY

Notary Public

STATE OF TEXAS

COUNTY OF Harris

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

Witness my hand and official seal at Houston, Texas on this 29th day of October, 2005.

Commission expires: 5/29/06

DAISY CIENFUEGOS
Notary Public
State of Texas
My Commission Expires
May 29, 2006

Notary Public