Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 12:27 2 pgs
Fees:13.00 Taxes:148.00
20051123-0141831

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Daphne M. Dairy
Affiant

Subscribed and sworn to before me this 23 day of November, 2005.

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lane Wallace	SAME	072-14-0-227.00
718 Thompson Lane, Ste 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gordon Peppers, III and Towanda Peppers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lane Wallace**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59 on the plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26 in Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gordon Peppers, III and Towanda Peppers, by deed from Willie N. Jennings, on September 23, 1997, of record in Book 10625, page 68, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1537 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 23, 2005.

Gordon Peppers
Gordon Peppers III

Towanda Peppers
Towanda Peppers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gordon Peppers, III and Towanda Peppers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 23, 2005

My commission expires ~~11/23/10~~ 9-22-07

Notary Public

