Book 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Harley M Leftwich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2006

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1/20/09
(AFFIX SEAL)

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harley M. Leftwich (NAME)	First Franklin (NAME)	MAP: 082-16
927 Russell Street (ADDRESS)	320 Seven Springs Way, Ste. 200 (ADDRESS)	PARCEL: 0115.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, John Richard Farris and Joyce E. Bishop and Vickie R. Farris and Shirley P. Marlin

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

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. 57 on the Plan of Subdivision of Lot No. 15, Greenwood Paynes Addition to Edgefield, now East Nashville, of record in Book 21, Page 70, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 57 fronts 50 feet on the northerly side of Russell Street, and extends back between parallel lines 170 feet to an alley.

For source of title reference is made to Instrument Number 20020627-0077801, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

The said Michael Griffin Farris having since died leaving no heirs.

Davidson County DEEDWARR
Recvd: 02/02/06 08:48 2 pgs
Fees:13.00 Taxes:388.50
20060202-0012769

unimproved ( )
This is improved (X) property, known as 927 Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of January, 2006

John Richard Farris By Shirley P. Marlin attorney in Fact — Vickie R. Farris

John Richard Farris — Vickie R. Farris

Joyce E. Bishop — Shirley P. Marlin

Joyce E. Bishop

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 ~~John Richard Farris~~ and Joyce E. Bishop and Vickie R. Farris and Shirley P. Marlin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2006.

Commission expires 1-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2006, before me, the undersigned Notary Public, personally appeared Shirley P. Marlin, known to me or satisfactorily proven to be theperson whose name is subscribed as attorney in fact for John Richard Farris, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1-20-09
My commission expires:

Notary Public

LEON SHARBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD