Davidson County DEEDWARR
Recvd: 02/02/06 09:13 2 pgs
Fees:13.00 Taxes:259.00

20060202-0012802

AMY BETH ELMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$70,000.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY BETH ELMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent P. Merz, Jr. 5516 Maplesong Dr. Nashville, TN 37211	New Owner	Map 75-10 Parcel 157

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, we,

James A. Lazenby, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Vincent P. Merz, Jr., unmarried

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. 255 AS SHOWN ON THE PLAN OF HERMITAGE ESTATES, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 255 FRONTS 81.0 FEET ON THE WESTERLY SIDE OF SWEDEN DRIVE AND RUNS BACK BETWEEN LINES, MEASURING 154.18 FEET ON THE SOUTHERLY LINE AND 175.86 FEET ON THE NORTHERLY LINE, TO A LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 133.14 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. LAZENBY, AN UNMARRIED MAN, BY DEED FROM M.F. MURPHY AND WIFE, CAROLE D. MURPHY, DATED JULY 21, 1976, AND OF RECORD IN BOOK 5052, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3924, Page 25, and in Book 3952, Page 881, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4208 Sweden Drive, Hermitage, TN 37076
(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 my hand(s) this 31st day of January, 2006.

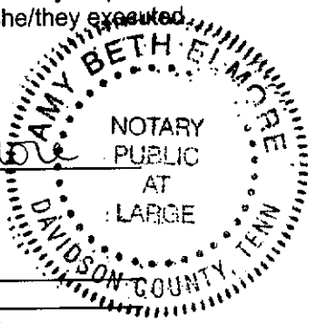
James A. Lazenby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James A. Lazenby, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of January, 2006.

Amy Beth Elmore
NOTARY PUBLIC



My Commission Expires:

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076