Davidson County DEEDWARR
Recvd: 02/13/06 11:29 2 pgs
Fees:13.00 Taxes:1463.35

20060213-0017090

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$395,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of February, 2006

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

MY COMMISSION EXPIRES:

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ROBERT BRENT LASSETTER **2701 Brightwood Avenue** **Nashville, TN 37212**	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**117-4-153** **24W 1760**

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, DOT DOBBINS and husband, RALPH PAUL SCHRAG**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **ROBERT BRENT LASSETTER and APRIL M. WEAVER LASSETTER, Husband and Wife, as to a 50% interest and ALISSA M. WEAVER, as to a 50% interest**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 123, on the plan of Belmont Terrace, as shown on plat of record in Plat Book 421, Page 101, in the Register's Office of Davidson County, Tennessee, according to a survey by Hal R. Swann, Jr., dated May 30, 1974, to which plat reference is hereby made for a more particular description.

BEGINNING at a point in the West margin of Brightwood Avenue, the common front corner of Lots 122 and 123; thence with the common line of said lots West 161.5 feet to a point on the West margin of an alley; thence with the margin of said alley North 50 feet to a point in the South margin of Rosewood Avenue; thence with the margin of said Avenue East 140.5 feet to a point at the beginning of a curve; thence around said curve in a southeast direction 31.9 feet to a point in the West margin of Brightwood Avenue; thence with the margin of said Avenue South 29.6 feet to the point of beginning.

BEING the same property conveyed to Dot Dobbins and husband, Ralph Paul Schrag by Quit Claim Deed from Dot Dobbins of record in Book 8960, page 558, Register's Office for Davidson County, Tennessee and being the same property conveyed to Dot Dobbins by Warranty Deed from Mary Louise Hill, Single, of record in Book 5128, page 762, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2701 Brightwood Avenue, Nashville, TN 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 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 hands this 9th **day of February, 2006.**

X _____

DOT DOBBINS

X _____

RALPH PAUL SCHRAG

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 DOT DOBBINS and husband, RALPH PAUL SCHRAG, the bargainors, 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 the 9th **day of February, 2006.**

_____

NOTARY PUBLIC

My Commission Expires: 3/25/06

