WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/2009
(AFFIX SEAL)

KELLY A. GADDIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-AM-05-1703

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Lister, Sr.		
227 Polk Place Dr.	(NAME) 227 Polk Place Dr.	72-15-203.00
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAD A. PACE AND WIFE, JODY L. PACE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. LISTER, SR. AND WIFE, TAMARA LISTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
TO-WIT:

BEING LOT NO. 27 ON THE MAP OF RIVERSIDE DRIVE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 27 FRONTS 50 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE AND RUNS BACK BETWEEN LINES, 192 FEET MORE OR LESS, ON THE NORTHERLY LINE AND 195 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO A DEAD LINE MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY INSTALLMENT DEED FROM S. K. GRAYSON AND WIFE, FRANCES E. GRAYSON TO ROBERT L. CANADY AS RECORDED ON THE 31ST DAY OF DECEMBER, 1981 IN BOOK 5836, PAGE 297; QUIT CLAIM DEED FROM ROBERT LYNN CANADY AND WIFE, MARJORIE CANADY TO ROBERT L. CANADY, TRUSTEE OF THE CANADY CHILDREN'S TRUST AS RECORDED ON THE 2ND DAY OF MAY, 2000 IN INSTRUMENT NO. 200005020043961 AND DEED FROM ROBERT L. CANADY, TRUSTEE OF THE CANADY CHILDREN'S TRUST TO CHAD A. PACE AND WIFE, JODY L. PACE AS RECORDED ON THE 13TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041213-0148041, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, page 60 and 61, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/01/06 11:19 2 pgs
Fees:13.00 Taxes:397.75
20060301-0023504

unimproved ( )
This is improved (X) property, known as 1703 Riverside Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of February, 2006.

Chad A. Pace

Jody L. Pace

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad A. Pace and Jody L. Pace, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 16th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903