(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/06 11:02 2 pgs
Fees:13.00 Taxes:252.53

20060309-0027535

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,250.00

Gregory E Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-10-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELANIE BOYD HARD
WILLIAMSON COUNTY
My Commission Expires Jan 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 120, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory E. Harris	Same as new owner	MAP 72-16-0/ PARCEL 021.00
(NAME)	(NAME)	
209 Foxwood Ln,		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(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, **Les Lazarus and John Wood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory E. Harris**, 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:

A tract or parcel of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner, Engineers, March 24, 1950, as follows:

Beginning on the northerly margin of Porter Road, formerly Porter Pike, at the intersection of said Porter Road and the westerly line of Lot No. 2 on the Plan of W. F. Cooper's Farm, as of record in Plan Book 2, page 133, Chancery Court at Nashville; thence with the westerly line of said Lot No. 2, north 1 deg. 30' east 125 feet to a stake; thence north 88 deg. 20' west 88.5 feet to an iron pin; thence south 8 deg. 55' east 147 feet to an iron pin on the northerly margin of said Porter Road; thence with same, northeastwardly 67.1 feet to the beginning.

Being the same property conveyed to Michael Hopkins and wife, Carol Lewis Hopkins by warranty deed from Robert E. Ballentine and wife, Deborah K. Ballentine of record in Book 9696, page 967, said Register's Office. See also quitclaim deed of record in Instrument Number 20020531-0066272, said Register's Office. See also Appointment of Successor Trustee of record in Instrument Number 20051213-0149441, and as corrected in Instrument Number 20060119-0006904, said Register's Office.

Being the same property conveyed to Les Lazarus and John Wood by Trustee's Deed of record in Instrument Number 20060309-0027534, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 Taxes constitute a lien against said property, but are not yet due and payable. (2) Subject to any all easements, restrictions, conditions of record in Register's Office of Davidson County, Tennessee.

This property is not nor has it ever been the Grantors principal residence.

unimproved ☐
This is improved ☒ property, known as 1804 Porter Road, 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 hands this 7th day of March, 2006.

Les Lazarus

John Wood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Les Lazarus and John Wood, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of March, 2006.

Commission expires: 1-10-10

Notary Public

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010