THIS DOCUMENT PREPARED BY (AND AFTER RECORDING ~~RETURN TO~~):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14614

Davidson County DEEDWARR
Recvd: 04/04/06 11:40 2 pgs
Fees:13.00 Taxes:629.00
20060404-0038303

Property Address:
318 South 11th Street, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ruth E. Hollars, now McMahon, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ray D. Lawson,**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 12 on the Map of Hanner's Subdivision of East Nashville as of record in Book 2, Page 43, Chancery court at Nashville, Tennessee.

Said Lot 12 fronts 50 feet on the westerly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines 205 feet, more or less, to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Ruth E. Hollars, Trustee of the Ruth E. Hollars Trust, dated June 9, 1999, and recorded June 11, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11523, at Page 866.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27th day of March, 2006.

Ruth E. Hollars McMahon

Ruth E. Hollars McMahon

State of TENNESSEE
County of DAVIDSON

On this the 27th day of March, 2006, before me, the undersigned officer, personally appeared Ruth E. Hollars McMahon, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of March, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Ray D. Lawson
318 S. 11th Street
Nashville, TN 37211

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Person Or Entity Responsible For Payment Of Taxes:
Ray D. Lawson
403 McDonald Dr.
Nashville TN 37217
Tax Parcel ID#: 083.13-0-084.00