RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44494

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of April, 2006, by and between EVELYN FRANCES LEWIS, MARRIED, hereinafter called Grantor, and TONYA UPCHURCH, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EVELYN FRANCES LEWIS, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TONYA UPCHURCH,* hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.
*a single woman

This is improved property known as 2011 ROSECLIFF DRIVE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

GRANTOR nor her husband have ever lived in the subject property and the spouse has no interest whatsoever iN said property.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Evelyn Frances Lewis
EVELYN FRANCES LEWIS
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/05/06 08:13 3 pgs
Fees:18.00 Taxes:386.65
20060405-0038649

**INDIVIDUAL**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**Personally appeared before me, a Notary Public of said County and State, EVELYN FRANCES LEWIS, MARRIED, 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 executed the within instrument for the purposes therein contained.**

**Witness my hand, at** Nashville **, TENNESSEE, this** 31st **day of** ~~April~~ March **, 2006.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 28, 2008

Name and Address of Property Owner:

TONYA UPCHURCH

Property Address:

2011 ROSECLIFF DRIVE, NASHVILLE, TENNESSEE 37206
Person Responsible for Taxes:

Accredited Home Lenders, Inc.
140 Fountain Parkway, Ste. 500
St. Petersburg, FL 33716

**Map & Parcel #: MAP 83-4, PARCEL 14**

## AFFIDAVIT OF VALUE

**STATE OF** Tennessee **:**
**COUNTY OF** Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **104500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James Davis
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of ~~April~~ March, 2006.

Janel L McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-330J

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for said county.

Said Lot No. 126 fronts 65 feet on the northerly margin of Rosecliff Drive and extends back 242.2 feet on the easterly line and 219.7 feet on the westerly line to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Wilton D. West and wife, Martha West, by Warranty Deed from Rose E. Furniss, unmarried, of record in Book 6104, Page 177, Register's Office for DAVIDSON County, Tennessee. Wilton D. West having since died on November 16, 1983 and property vested by operation of law in his surviving spouse, Martha West. Martha West having since died on September 10, 2005, testate and unmarried, and by her Last Will and Testament, which Will was admitted to the Seventh Circuit Court (Probate Division), for Davidson County, Twentieth Judicial District, State of Tennessee, Docket Number 05P1702, Will Instrument Number _____, title in and to said property was devised unto the daughter of the decedent, Evelyn Frances Lewis.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 83-4, PARCEL 14).

2. All matters as set forth on the Plan of Rosebank Park of record in Plat Book 1835, page 26, said Register's Office, which plan includes a 40-foot minimum building setback line from Rosecliff Drive; and a 10-foot public utility easement along the rear lot line.