(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 10:53 2 pgs
Fees:13.00 Taxes:151.70
20060411-0041533

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Gregory E. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2006.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Harris	Gregory Harris	MAP 72-14/ PARCEL 319.00
(NAME) 209 Foxwood Lane ~~1320 Chester Ave.~~	(NAME) ~~1320 Chester Ave.~~ Same as new owner	
(ADDRESS) 37210 Nashville, TN ~~37206~~	(ADDRESS) ~~Nashville, TN 37206~~	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg 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:

Being Lot No. 20, Block "B", in Belle Forest Subdivision No. 2, a plan of which appears of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southerly side of Chester Avenue, formerly Chesterfield Avenue, and runs back between parallel lines, 132 feet to a dead line.

Being the same property conveyed to Ike L. Burke and wife, Hattie Mai Burke by warranty deed of record in Book 4640, page 260, said Register's Office. AND Being the same property conveyed to E. Franklin Childress, Jr., Blair B. Evans and K. David Waddell, any of whom is empowered, as Substitute Trustees of record in Appointment of Substitute Trustee of record in Instrument Number 20060130-0011047 and re-recorded in Instrument Number 20060221-0019918, said Register's Office.

The above-described tract or parcel of land is not now nor has it ever been the Grantor's principal residence.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said Taxes have been prorated as of the date of this instrument with Grantor(s) paying said prorata portion thereof to Grantee(s) who will be responsible for payment of said taxes when due and payable. (2) Subject to the plan of record in Book 843, page 94, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1320 Chester Ave., 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.

Being the same property conveyed by Les Lazarus by Substitute Trustee's Deed of record in instrument number 20060411 0041532, Davidson County, Tennessee.

Witness my hand this 3rd day of April, 2006.

Les Lazarus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Les Lazarus, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of April, 2006.

Commission expires:

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

Notary Public