Davidson County DEEDWARR
Recvd: 04/12/06 10:16 2 pgs
Fees:13.00 Taxes:1350.50
20060412-0041957

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23625N

MAP/GROUP/PARCEL: 117-7/22

NEW OWNER'S NAME AND ADDRESS:
Louise M. Davenport
1904 LOMBARDY AVENUE
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ANDREW BLEYER, a married man, hereinafter called Grantor, does hereby transfer and convey unto, LOUISE M. DAVENPORT, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 4 Block "B", on the Plan of Walter Stokes Homeplace Subdivision No.1, as shown on plat of record in Plat Book 974, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 4 of Block "B" fronts 75 feet on the northerly margin of Lombardy Avenue and extends between parallel lines 175 feet to a dead line.

The subject property is improved property known as 1904 LOMBARDY AVENUE, Nashville, TN 37215.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20030226-0025165, Register's Office for Davidson County, Tennessee.

Jennifer Bleyer joins in this conveyance to convey any interest, marital or otherwise, in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives

to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ANDREW BLEYER

JENNIFER BLEYER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, ANDREW BLEYER and JENNIFER BLEYER, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 10th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $265,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2009