Davidson County DEEDWARR
Recvd: 04/21/06 10:48 3 pgs
Fees:17.00 Taxes:111.00

20060421-0045858

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-ML-06-541

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lepera	Mark Lepera	
641 Lischey Avenue (ADDRESS)	(NAME) 641 Lischey Avenue (ADDRESS)	82-07 377.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMMA HARRIS AND AUGUSTA REED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK LEPERA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 21, ON THE PLAN OF VILLAGE MANOR, OF RECORD IN BOOK 3300, PAGE 55, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTIE MAE WALTON AND AUGUSTA REED BY DEED FROM JOHN T. AVENT AND WIFE, JACQUELINE H. AVENT RECORDED AUGUST 2, 1985 IN BOOK 6621, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED JUNE 14, 2005 IN INSTRUMENT NO. 20050614-0067678, EMMA HARRIS, HEIR OF MATTIE MAE WALTON, AND AUGUSTA REED CONVEYED THE PROPERTY TO EMMA HARRIS AND AUGUSTA REED. THE SAID MATTIE MAE WALTON WAS A WIDOW AT THE TIME OF HER DEATH ON MAY 4, 2005 AS STATED IN AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH AND DIED INTESTATE LEAVING AS HEIR AT LAW BY DECENT HER DAUGHTER, EMMA HARRIS AS ALSO STATED IN AFFIDAVIT RECORDED ON 4/21/06, IN INSTRUMENT NUMBER 20060421-0045858 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 641 Lischey Avenue, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of April, 2006.

Emma M. Harris
Emma Harris

Augusta Reed By Emma Harris attorney in fact
Augusta Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma Harris ~~and Augusta Reed,~~ 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of April, 2006, before me personally appeared Emma Harris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Augusta Reed and who acknowledged he/she/they executed the same as the free act and deed of the said Augusta Reed.

Witness my hand and official seal, this the 17th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.