Davidson County DEEDWARR
Recvd: 05/02/06 15:40 2 pgs
Fees:13.00 Taxes:138.75
20060502-0050684

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Misty Tobitt ~~and husband,~~
~~Randy Tobitt~~
1508 Rose Bank
Nashville, TN 37206

SEND TAX BILL:
New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
MAP 83-13
PARCEL 446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jim D. Stevens, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Misty Tobitt** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Lindsley Home Place, as of record in Chancery Book 2, page 92, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 161 fronts 50 feet on the south side of Lillian Street and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Jim D. Stevens, by deed from James M. Fischer, Jr., unmarried, dated May 26, 1966, of record in Book 4039, page 385, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Map 83-13, Parcel 446, Lillian Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of April, 2006.

Jim D. Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jim D. Stevens, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of April, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $37,500.00.

AFFIANT

Subscribed and sworn to before me
this 27 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS SIGNATURE AND NOTARY ARE FOR THE CONVEYANCE BY JIM D. STEVENS OF THE PROPERTY KNOWN AS MAP 83-13, PARCEL 446, LILLIAN STREET, NASHVILLE, TN 37206.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212