WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-VRE-06-6092

Davidson County DEEDWARR
Recvd: 05/02/06 15:25 2 pgs
Fees:13.00 Taxes:11.10

20060502-0050693

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
Beau Maxwell	Beau Maxwell (NAME)	
6092 Old Hickory Blvd. (ADDRESS)	7156 Horn Tavern Rd (ADDRESS)	38-105.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Fairview (CITY) TN (STATE) 37062 (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 SCHERIE LYNN LAMMERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEAU MAXWELL, 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 CERTAIN PROPERTY LOCATED IN 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, AND BOUNDED ON THE NORTH BY THE LAND OF SALLIE MARLOW AND JOHN CARNEY, ON THE WEST BY THE LAND OF FRANK RUSHING AND JOHN EVERETT AND ON THE SOUTH BY THE LAND OF JOHN CARNEY, ON THE EAST BY THE LAND OF JOHN EVERETT AND JOHN CARNEY AND CONTAINING ONE ACRE, AND RECORDED IN BOOK 225, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY J. LAMMERT BY QUITCLAIM DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY RECORDED MARCH 27, 1991 IN BOOK 8317, PAGE 928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED MARCH 1, 2006 IN INSTRUMENT NO. 20060301-0023792, GREGORY JOSEPH LAMMERT CONVEYED THE PROPERTY TO SCHERIE LYNN LAMMERT.

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

unimproved ( )
This is improved (X) property, known as 6092 Old Hickory Blvd., Nashville, Tennessee 37218
(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 26th day of April, 2006.

Scherie Lynn Lammert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scherie Lynn Lammert, 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 26th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

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