Davidson County DEEDWARR
Recvd: 05/12/06 08:48 2 pgs
Fees:13.00 Taxes:90.50

20060512-0055726

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 24,458.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the _____ day of May, 2006

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Les Lazarus **915 Lewisburg Pike** **Franklin, TN 37064**	**New Owner**	**72-15-338.00**

FOR AND IN 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,

Stephanie King, unmarried and Betty Mae Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Les Lazarus, married and Dan Heiclebech, married as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, described as follows: BEING Lot No. 54-B Zone Lot Division of Lot No. 54 of the Resubdivision of Lot 54, of the James Burns Subdivision, as of record in Book 6250, page 629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie King and Betty Mae Burton on 01/13/98, by deed from Stephanie King and filed for record on 01/22/98, in Book 10765, page 603, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2107 A Burns St., Nashville, TN 37216**
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.

Witness our hands this 10th day of May, 2006.

Stephanie King
Stephanie King

Betty Mae Burton by Stephanie King, attorney-in-fact
Betty Mae Burton by Stephanie King, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie King** unmarried the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2006.

Commission Expires: 3-31-07

Notary Public

COUNTY, TENN.
Commission Expires MAR. 31, 2007

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 10th day of May, 2006., before me personally appeared Stephanie King, to me known to be the person who executed the foregoing instrument in behalf of Betty Mae Burton as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Betty Mae Burton

Witness my hand and official seal this the 10th day of May, 2006

Notary Public

My commission expires: 3-31-07

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of May, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this _____ day of May, 2006.

My commission expires: _____

Notary Public