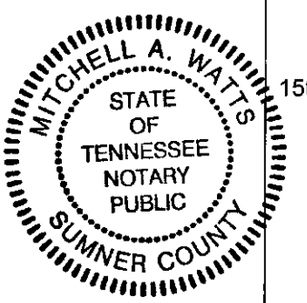
Davidson County DEEDWARR
Recvd: 05/17/06 13:11 2 pgs
Fees:13.00 Taxes:525.40

20060517-0057840



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Ben Sistrunk	Ben Sistrunk	082-16-0
801 Russell Street	801 Russell Street	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Forty Two Thousand Dollars and Zero Cents ($142,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Risley P. Lawrence, Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ben Sistrunk and wife, Julie Sistrunk, 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.

BEING Lot No. 10 on the Plan of J.L. Valentino's Lots on Russell Street in East Nashville of record in Plat Book 57, page 87, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Risley P. Lawrence, Jr. by deed dated November 17, 2005, from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record as Instrument No. 20051206-0146295 in the Register's Office for Davidson County, Tennessee.

Susan Tolmie, spouse of Risley P. Lawrence, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 944 Russell Street, Nashville, Tennessee 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of May, 2006.

Susan Tolmie

Risley P. Lawrence, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Risley P. Lawrence, Jr. and Susan Tolmie, the bargainor/s, 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 at Nashville, Tennessee, this 15th day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY