WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/22/06 12:23 2 pgs
Fees:13.00 Taxes:429.20

20060522-0059841

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Greenlee	Lonnie Greenlee	82-12-159.00
(NAME)	(NAME)	
402 Myrtle Street	402 Myrtle Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Derrick Clendening unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie Greenlee, a single person, 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:

SEE ATTACHED EXHIBIT A

Subject to all matters apopearing on the plan of record in Plat Book 57, page 136 said Regsiter's Office.

unimproved
This is improved **X** property, known as 402 Myrtle Street, Nashville, TN 37206
(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 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 my hand this 17th day of May, 2006.

Derrick Clendening

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 Derrick Clendening to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 17th day of May 2006.

Commission expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

EXHIBIT A

Property located at 402 Myrtle Street, Nashville, TN 37206 County of Davidson

Being Lot No. 174 on the Plan of F.O. Beasley's McFerrin Addition to East Nashville, a plan of which is of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Myrtle Street and runs back between parallel lines 150 feet to an alley 15 feet wide and is located in Block No. 1.

Being the same property conveyed to Derrick Clendening by deed from J.C. Pickett dated 11/30/04 and filed of record in Instrument No. 200412010142993, said Register's Office.

D.C.