This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2214**

Davidson County DEEDWARR
Recvd: 05/24/06 11:25 2 pgs
Fees:13.00 Taxes:993.27
20060524-0060937

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 15, 2006** ,by and between **Mildred Nygren, an unmarried individual**, parties of the first part, and **Keith Charles Davis and Sharon Davis, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON & WILLIAMSON COUNTY, TENNESSEE BEING LOT NO 1 ON THE PLAN OF MILDRED L. NYGREN SUBDIVISION OF RECORD IN BOOK P42, PAGE 91 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND INSTRUMENT NO. 20051006-0120485, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Legal Description continued

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # 156-66
☒ Improved OR
☐ Unimproved property located at: **5989 Temple Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mildred Nygren

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mildred Nygren, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of May, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Rev. May 15, 2006

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Owner's Name: **Keith Charles Davis and Sharon Davis**

and Address: **5989 Temple Road, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
P O Box 961206, FTWX-22
Ft. Worth, TX 76161

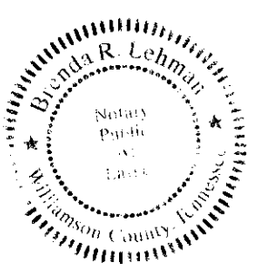
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$268,450.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **5/15/2006.**

Notary Public

My Commission Expires: 3/10/07



Continued Legal Description:
BEING PART OF THE SAME PROPERTY CONVEYED TO PATRICK J. LYNN AND WIFE MILDRED L. LYNN AND BENGT NYGREN AND WIFE HARRIET NYGREN, BY DEED FROM EDWARD W. FINK AND WIFE, LOREITA T. FINK, OF RECORD IN BOOK 7374, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BOOK 698, PAGE 871, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SUBSEQUENILY, PATRICK JOSEPH LYNN A/K/A PATRICK J. LYNN HAVING CONVEYED HIS INTEREST TO MILDRED LANE NYGREN A/K/A MILDRED L. NYGREN BY DEED OF RECORD IN BOOK 1337, PAGE 919 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND BOOK 9787 PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THEN BENGT NYGREN AND WIFE, HARRIET NYGREN HAVING CONVEYED THEIR INTEREST TO MILDRED L. NYGREN, UNMARRIED, A/K/A MILDRED L. LYNN BY DEED OF RECORD IN BOOK 2091, PAGE 507, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND INSTRUMENT NO. 20010105-0001868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.