Davidson County DEEDWARR
Recvd: 06/01/06 10:57 2 pgs
Fees:13.00 Taxes:1239.50

20060601-0064388

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(Affix SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-VRE-06-3214

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
Raymond P. D'Ambrosia	Bank of America	
3214 Lealand Lane (ADDRESS)	9000 Southside Blvd Suite 600 (ADDRESS)	118-05 163.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (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 SCOTNEY DOUGLAS EVANS AND LISA E. EVANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND P. D'AMBROSIA, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 4 AND PART OF LOT NO. 5 ON THE MAP OF J. M. KILE'S SUBDIVISION OF LOT NO. 5 OF THE NOELTON PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF LEALAND LANE, SAID POINT BEING SOUTH 6° 21' EAST 100 FEET FROM THE SOUTH RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILWAY, THENCE NORTH 86° 51' WEST 171.4 FEET TO A POINT, THENCE SOUTH 6° 21' EAST 66.4 FEET TO A POINT, THENCE NORTH 89° 27' WEST 170.00 FEET TO A POINT IN THE EAST MARGIN OF LEALAND LANE, THENCE ALONG THE SAID EAST MARGIN NORTH 6° 21' 76.6 FEET TO THE POINT OF BEGINNING AND THE ENTIRE PARCEL CONTAINING AN APPROXIMATE TOTAL OF 12.083 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO SCOTNEY DOUGLAS EVANS AND WIFE, LISA E. EVANS BY WARRANTY DEED FROM VALERIE VAN EATON, AN UNMARRIED PERSON, RECORDED ON JUNE 29, 2005 AT INSTRUMENT NO. 20050629-0074794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 4892, Page 980; Book 1035, Page 468; Book 1850, Page 205 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3214 Lealand Lane, Nashville, Tennessee 37204
(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 31st day of May, 2006.

Scotney Douglas Evans

Lisa E. Evans

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scotney Douglas Evans and Lisa E. Evans, 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 31st day of May, 2006.

Notary Public

My Commission Expires: 6-17-07

(SEAL)

MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

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