NAME AND ADDRESS OF NEW OWNERS:
Benjamin Lawrie and
Jenifer Lawrie
2339 Herman Street
Nashville, TN 37208

PREPARED BY:
Master Title, LLC
745 S. Church Street
Suite 405, Belmont Park
Murfreesboro, TN 37130

SEND TAX BILLS TO:
SAME

Davidson County DEEDWARR
Recvd: 06/23/06 10:18 2 pgs
Fees:13.00 Taxes:210.90
20060623-0075049

WARRANTY DEED

(Map/Parcel: 092 07 0 124.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Vera Russell**, has bargained and sold and do hereby transfer and convey unto **Benjamin Lawrie and wife, Jenifer Lawrie**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

BEING lot Nos. 52 and 53 in J. B. Davis' Subdivision in Nashville, Tennessee as of record in Plat Book 57, page 96 in the Registers Office for Davidson County, Tennessee. Said lots front 25 feet each on the south side of Herman Street and run back between paralell lines 158 feet to an alley. Said lots are bounded on the east by lot No. 51 and on the west by lot No. 54 in said J. B. Davis' Subdivision, and

Subject to any and all matters of record in Plat Book 57, page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vera D. Russell from James W. Russell by Quitclaim Deed, dated February 21, 1995, recorded February 22, 2005, of record as ~~[illegible]~~, in Book 9600, Page 396, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James W. Russell and wife Vera D. Russell from W. Bernard Niedergeses, Trustee for the Church of the Assumption, by Warranty Deed, dated July 23, 1993, of record in Book 9025, page 465, of said Register's Office.

Property is known as 2339 Herman Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

The undersigned convenants with the said grantee that he/she is lawfully seized and possessed of said real estate; that he/she has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2006 real property taxes which will be prorated at closing.

The undersigned further covenants and binds his/her successors and assigns, to forever warrant and defend the title to said real estate unto the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 24th day of **May, 2006.**

X Vera Russell
Vera Russell

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS MY HAND AND SEAL, this 26th day of **May, 2006.**

My Commission Expires:

My commission expires August 16, 2009

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$57,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 24th day of **May, 2006.**

Affiant

My Commission Expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

20060166