File No. 260501822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE 2006

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216

D-0718

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/29/06 10:40 2 pgs
Fees:13.00 Taxes:66.60

20060629-0077947

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. Lesueur	Eric J. Lesueur	Map 172-10-0 Parcel 221.00
(NAME) 1200 Eastdale Ave.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **George H. Patton, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric J. Lesueur and Jerri Dawn Lesueur, husband and wife,** 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:

Land in the 7th Councilmanic District of Davidson County, Tennessee, being all of Lot No. 4 on the unrecorded plan of lots according to a survey by Pete Meyer dated February 17, 1946 and T.R. Sanford Dated June 27, 1961, described more particularly according to a survey dated June 15, 2006 by Mark Devendorf (TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the westerly margin of Northview Avenue (40' wide Right-of-way), said pipe being the northeast corner of the Valerie R. Perry and Barbara S. Counts land (Book 7425, page 795, Register's Office for Davidson County, Tennessee); thence leaving said margin with said Perry/Counts N 88° 45' 00" W 143.62 feet to an iron rod (new) in the easterly margin of a railroad right of way; thence with said railroad right of way N 08° 21' 27" E 60.00 feet to an iron rod (new) at the southwest corner of the George H. Patton land (Book 10486, page 239, RODC, TN); thence with said Patton S 88° 55" 14" E 136.58 feet to an iron rod (old) in said westerly margin of Northview Avenue; thence with the said westerly margin S 01° 37' 18" W 59.95 feet to the point of beginning.

Being part of the same property conveyed to George H. Patton and wife, Jewel A. Patton by Warranty Deed dated April 6, 1967 of record in 4119, Page 621, and further conveyed to George H. Patton, by Quitclaim Deed dated May 14, 1997 of record in Book 10486, Page 239 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to Subject to Rights of L&N Railroad; Subject to the Right-of-Way for Northview Cove, as much as lies therein; all in the Register's Office for Davidson County, Tennessee; Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1704 Northview Avenue, Nashville, TN 37216
(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 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/our hand(s) this the 19th day of June 2006.

George H. Patton

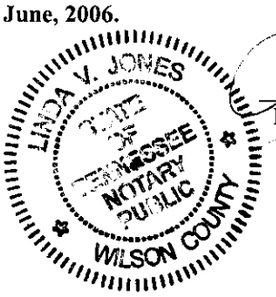
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George H Patton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2006.

Commission expires: June 22, 2009



Linda V Jones Notary Public

(seal)

File Number: 260501822

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122