Book 5

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/06 07:58 2 pgs
Fees:13.00 Taxes:118.40

20060630-0078167

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06/26/06.

Notary Public

MY COMMISSION EXPIRES: 4-7-08

(AFFIX SEAL)

MICHAEL B. WOMELDUFF NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve Lurie & Greg Lurie D/B/A L&L Real Estate Investment Property Management, Inc. (NAME) | L&L Real Estate Investment Property Management, Inc. PO Box 281075 (STREET ADDRESS) | 81-11-47.00 |
| 1711 21st Avenue North (STREET ADDRESS/ROUTE NUMBER) | Nashville, TN 37228 (CITY/STATE/ZIP) | |
| Nashville, TN 37208 (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,

Robert W. Hetzel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Lurie and Greg Lurie D/B/A L & L Real Estate Investment Property Management

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 Davidson County, Tennessee, being Lot No. 288 on the Plan of T.J., J.M., and G.W. Harding's Subdivision, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Hetzel by Warranty Deed from Guardianship and Trusts Corporation of Tennessee as Conservator for Mattie Bowers, Instrument Number 20060503-0051063, dated 05/01/06, recorded 05/03/06, in the Register's Office for Davidson County, Tennessee.

**NOTE: The subject property has never been the marital residence of the Grantor, nor his spouse, if any, and as such is not subject to homestead or other marital interest as contemplated by the Tennessee Code Annotated or at common law.**

**Subject to any and all easements, restrictions, setback lines of record; zoning regulations, rights for public utilities; property taxes for current year have been prorated as of date of deed and assumed by Grantees.**

This is unimproved ( )
improved ( X ) property, known as 1711 21st Avenue North (House Number/Street) Nashville (City/Town) TN (State) 37208 (Postal Code)

**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 26th day of July, 2006.

ROBERT W. HETZEL

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the, a Notary Public in and for said County and State, the within named **Robert W. Hetzel** the bargainor(s), 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 and official seal at **Nashville**, **TN**, this **06/26/06**.

Notary Public

Commission Expires: 4-7-08

MICHAEL B. WOMELDUFF
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.