RETURN TO:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 15:05 3 pgs
Fees:18.00 Taxes:469.53

20060711-0083344

ET-06-0401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-11-09
(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle M. Dube	NEW OWNER	
217 Amherst Drive	(NAME)	84-14-123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(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 JEFFREY N. LOVVORN AS TRUSTEE OF THE JOHN H. LOVVORN AND/OR JUDA E. LOVVORN REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE M. DUBE, 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 LOT NO. 106 ON THE PLAN OF WALNUT GROVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 87, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO "THE JOHN H. LOVVORN AND/OR JUDA E. LOVVORN REVOCABLE LIVING TRUST", THROUGH JOHN H. LOVVORN AND JUDA E. LOVVORN BY QUITCLAIM DEED FROM JOHN H. LOVVORN AND JUDA E. LOVVORN, RECORDED ON THE 3RD DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031003-0146228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Jeffrey N. Lovvorn, Debbie K. Walton, and Linda F. Dowdy join in this conveyance in order to convey any interest they might have as the devisers and heirs at law of John H. Lovvorn, deceased and Juda E. Lovvorn, deceased.

Vicki Lovvorn, Jim Walton and Robert Dowdy, as spouses of the heirs join in this conveyance to relinquish any and all rights he/she may have in the said property.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT GROVE, as recorded in Plat Book 2133, Page(s) 87, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2271, Page 541 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 217 Amherst Drive, Nashville, Tennessee 37214
(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 7th day of July, 2006.

Jeffrey N. Lovvorn as Trustee of The John H. Lovvorn and/or Juda E. Lovvorn Revocable Living Trust

STATE OF Tennessee

COUNTY OF Davidson

On this the 7th day of July, 2006, before me personally appeared Jeffrey N. Lovvorn as Trustee of The John H. Lovvorn and/or Juda E. Lovvorn Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged ~~the execution of same to be his/her free act and deed~~ that he executed the within instrument for the purposes and in the capacity therein contained.

Witness my hand and official seal, this the 7th day of July, 2006.

Notary Public

My Commission Expires: 04-16-07

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

(SEAL)

Jeffrey N. Lovvorn

Vicki Lovvorn

Debbie K. Walton

Jim Walton

Linda F. Dowdy

Robert Dowdy

STATE OF Tennessee

COUNTY OF Davidson

On this the 10th day of July, 2006, before me personally appeared Jeffrey N. Lovvorn and wife, Vicki Lovvorn, Debbie K. Walton and husband, Jim Walton, and Linda F. Dowdy and husband Robert Dowdy as heirs of John H. Lovvorn and Juda E. Lovvorn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2006.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520