WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 09:32 2 pgs
Fees:13.00 Taxes:432.90

20060717-0085415

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 01.20.2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suesan Lee Maleki	Guaranty Trust Co	
(NAME)	(NAME)	
92 Vaden Drive	316 Robert Rose Dr.	133-4-24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RUBY C. LESTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUESAN LEE MALEKI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 221 on the Plan of Glencoe Acres, Section II, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.

Said Lot No. 221 fronts 82 feet on the easterly side of Vaden Drive and runs back between lines 195 feet on the northerly side and 177 feet on the southerly side to a dead line in the rear measuring 117.5 feet on said dead line.

Being the same property conveyed to Henry D. Lester and wife, Ruby C. Lester by deed from Kenneth J. Balsassarre and wife, Lucille J. Baldassarre, of record in Book 3791, page 256, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Henry D. Lester, as to a life estate and Ruby C. Lester, as to the remainder by deed from Henry D. Lester, of record in Book 6269, page 344, Register's Office for Davidson County, Tennessee. The said Henry D. Lester having since died.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 92 Vaden Drive, Nashville, TN 37211

(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, her heirs and assigns forever; and I covenant with the said GRANTEE 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 further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 14th day of July, 2006.

Ruby C. Lester

By: Edna Jw Edwards
Edna Edwards, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDNA EDWARDS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of July, 2006.

Notary Public

My Commission Expires:

