Return To:
#600304

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

State of Tennessee
County of ~~Davidson~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2006.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory Joseph Lammert	New Owner	**104-06-086.00**
208 Fairfax		Davidson County DEEDWARR Recvd: 08/01/06 13:39 2 pgs Fees:13.00 Taxes:1646.50
Nashville, TN 37203		20060801-0093396

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Westchester Company, LLC, a TN limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Joseph Lammert

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. 68 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, Pages 124 and 125, Register's Office for said County.

Said Lot No. 68 fronts 60 feet on the easterly margin of Fairfax Avenue and extends back with the southerly margin of a 15 foot alley 175 feet on the northerly line and 186 feet on the southerly line to a 13 foot alley in the rear, measuring 60 feet thereon.

Being all of the same property conveyed to the Westchester Company, LLC by Warranty Deed dated October 13, 2004 of record in Instrument No. 20041015-0124376, Register's Office for Davidson County, Tennesse.

I.R.C. Section 1031 Tax Deferred Exchange.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County, together with any modifications and amendments thereto.

This is improved (__X__) Unimproved (____) property, known as 208 Fairfax , Nashville, TN 37203

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of June, 2006.
THE WESTCHESTER COMPANY, LLC

BY: John W. Hays, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JOHN W. HAYS, Chief Manager of The Westchester Company, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of The Westchester Company, LLC , the within bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said John W. Hays, as Chief Manager of The Westchester Company, LLC .

Witness my hand and official seal, at office at Brentwood, Tennessee on this 2nd day of June, 2006.

E Mannix
Notary Public

My Commission Expires: 11-25-06

