THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Andre Howard
109 Trout Valley Drive
Hendersonville, TN 37075

MAP PARCEL NUMBERS
Map & Parcel No. 81-10-228

Davidson County DEEDWARR
Recvd: 08/02/06 12:24 2 pgs
Fees:13.00 Taxes:106.93
20060802-0093992

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of July, **2006**, by and between **David E. Lutz**, married, party of the first part, and **Andre Howard dba Cheeks Improvement**, party of the second part,

WITNESSETH: That for and in consideration of **$28,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No.146 on the map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book, 161, page 155, Register's Office for said County. Said Lot No. 146 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to from Theodore Davis, and wife, Annie P. Davis by deed from Charles Etta Townsend, Administratrix, Estate of Ollie Burditt, deceased, of record in Book 7999, page 106, Register's Office, Davidson County, Tennessee, dated 11/15/89 and recorded 12/5/89. The said Annie P. Davis has since deceased leaving Theodore Davis as the surviving spouse and sole owner. Being further conveyed to David E. Lutz, married by Warranty Deed from Theodore Davis, widower, of record in Instrument No. 20060802-0093991, date 6-30-06 and recorded 8/2/06, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or his spouse.

The above referenced property is also known as 1712 24th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book, 161, page 155; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David E. Lutz

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David E. Lutz** married to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of July, **2006**.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$28,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of July, **2006**.

Notary Public

My Commission expires: 2/27/10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
1712 24th Avenue North
Nashville, TN 37208

Name and Address of New Owner:
Andre Howard
109 Trout Valley Dr
Hendersonville, TN 37075