FILE NO. SP44774
FILE BOX "7"

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 142,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01593 LESNICK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joy K. Lesnick and Polly A. Hayes	same	MAP:
247 Lisa Lane		Parcel:95-5-90.00
Nashville, TN 37210		

FOR AND 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 ACKNOWLEDGED, WE,

SAM GAMBRELL III, AND WIFE, MEREDITH A. GAMBRELL

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

JOY K. LESNICK, UNMARRIED AND POLLY A. HAYES, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 247 Lisa Lane, Nashville, TN 37210

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 4th day of August, 2006.

Sam Gambrell III

Meredith A. Gambrell

Davidson County DEEDWARR
Recvd: 08/09/06 09:11 2 pgs
Fees:13.00 Taxes:525.40
20060809-0097737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SAM GAMBRELL III AND MEREDITH A. GAMBRELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of August, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49, ON THE PLAN OF CREEKSIDE HEIGHTS, OF RECORD IN BOOK 2663, PAGES 114 AND 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT 49 FRONTS 88 FEET ON THE EASTERLY SIDE OF LISA LANE AND RUNS BACK 217.6 FEET ON THE NORTHERLY LINE OF 264.06 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 119.8 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM SAM GAMBRELL, III TO SAM GAMBRELL, III AND WIFE, MEREDITH A. GAMBRELL, AS TENANTS BY THE ENTIRETY AS RECORDED ON THE 1ST DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041101-0131045 AND WARRANTY DEED FROM DANIEL LEE SPENCE AND WIFE, TINA C. SPENCE TO SAM GAMBRELL, III, UNMARRIED AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 1998 IN BOOK 11119, PAGE 325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.