Return to: First Title and Escrow Company, Inc.
File Number 25735 Box 9B

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/31/06 14:34 2 pgs
Fees:13.00 Taxes:1206.20
20060831-0107955

WARRANTY DEED

Address New Owner(s)
David F. Neimer
1413 Shelton Avenue
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map-Parcel:
Map 72-3
Parcel 263

FOR AND IN 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, **Marilyn Lavan (fka Marilyn W. Goodwin), an unmarried woman** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David F. Neimer and Donna S. McLeod, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly ½ of Lot No. 41, all of Lot No. 42 and the easterly 20 feet of Lot No. 43 of Block "A" on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office, Davidson County, Tennessee.

Said lot and parts of lots adjoin and front together 110 feet on the northerly side of Shelton Avenue and run back 168.9 feet, more or less, on the westerly line of said part of Lot No. 43, and 172.6 feet, more or less, on the easterly line of said part of Lot No. 41, to a dead line in the rear, measuring 110.65 feet, more or less, thereon.

BEING the same property conveyed to Marilyn Greenberg, unmarried, by Warranty Deed of record in Instrument No. 20010904-0095085, said Register's Office. Title also conveyed by quitclaim deed for his marital interest from Donnie Lee Goodwin to Marilyn W. Goodwin dated February 25, 2004, and filed at Instrument No. 20040319-0031220, said Register's Office.

Marilyn Lavan, Marilyn W. Goodwin and Marilyn Greensberg all being one and the same person.

This is improved property known as: 1413 Shelton Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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 hands this 27th day of July, 2006.

Marilyn Lavan

Marilyn Lavan

STATE OF ILLINOIS
COUNTY OF DuPAGE

On this 27th day of July, 2006, before me personally appeared Marilyn Lavan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

OFFICIAL SEAL
M T[illegible]A
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-26-07

My Commission Expires: 1-26-07

Notary Public

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $326,000.00

Affiant

Sworn to and subscribed before me
this 25th day of August, 2006.

Notary Public
My Commission Expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE