Davidson County DEEDWARR
Recvd: 09/18/06 09:54 2 pgs
Fees:13.00 Taxes:547.60

20060918-0114967

Warranty Deed

STATE OF Tennessee

COUNTY OF SUMNER

GRAHAM-H06253

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00 .

Shannon Johnson

Affiant

SHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF September, 2006.

(Affix Seal) Notary Public

My Commission Expires: 9/8/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC

120 Anderson Lane

Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cara L. Graham	America's Wholesale Lender	83-8-140
511 Rosebank Avenue	2375 N. Glenville Dr., RGV-B-195	
Nashville, TN 37206	Richardson, TX 75082	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RISLEY P. LAWRENCE, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CARA L. GRAHAM, A SINGLE WOMAN hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 on the Plan of Rosewood Heights, Section 1 which is of record in Book 2133, page 38, Register's Office for Davidson County, Tennessee and described as follows: said Lot No. 20 fronts

75 feet on the southerly side of Rosebank Avenue and runs back 156.9 feet on the westerly line and 162.7 feet on the easterly line to a dead line in the rear on which it measures 75.3 feet.

Being the same property conveyed to Risley P. Lawrence, Jr., married by Substitute Trustee's Deed recorded on October 23, 2003, in Instrument No. 20031022-0156113, Register's Office for Davidson County, Tennessee.

( ) unimproved

This is (X) improved property known as 511 Rosebank Avenue, Nashville, Tennessee 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their 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 13th day of September, 2006 :

Risley P. Lawrence, Jr. Wife signing, conveying marital rights
Susan Tolmie

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named RISLEY P. LAWRENCE, JR., and Susan Tolmie, MARRIED, 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 Sumner Co, Tennessee, this 13th day of September, 2006.

Notary Public Rhonda M Sc

My Commission Expires: 9/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.