BOX 13
12297

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3416-2

The actual consideration or value, whichever is greater, for this transfer is **$119,900.00.**

Affiant

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State of TENNESSEE
Davidson County

Subscribed and sworn to before me, this the 22nd day of September, 2006.

Notary Public

My commission expires: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
GREGORY LURIE, SR.	**"NEW OWNER"**	**Map 083-06-0, Parcel 264.00**
2104 Maynard Court		
Nashville, TN 37218		

Davidson County DEEDWARR
Recvd: 09/28/06 11:10 2 pgs
Fees:13.00 Taxes:443.63
20060928-0120029

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

LILLIE LYONS, unmarried

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

GREGORY LURIE, SR.

HEREINAFTER CALLED THE GRANTEE, HIS 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 the southerly part of Lot No. 33 and the northerly part of Lot No. 34 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING on the westerly margin of Chapel Avenue at a point 176 feet, more or less, South of the southerly margin of Franklin Avenue, formerly Estella Avenue; thence, with the westerly margin of Chapel Avenue, southwardly 66 feet to a point; thence, westwardly 211 feet, more or less, to the easterly margin of an alley; thence, with said alley, northwardly 60.58 feet to a point; thence, eastwardly 194 feet to the point of BEGINNING.

BEING the same property conveyed to Lillie Lyons, unmarried, by Warranty Deed dated May 18, 1999, from Kenneth Martin Meale and wife, Bonnie Meale, of record in Book 11487, Page 5, Register's Office for Davidson County, Tennessee.

PURSUANT to Expedited Order Granting Expedited Motion to Employ Realtor and Sell Real Estate, dated September 18, 2006, Case No. 302-05728, Lillie Hill Lyons was granted permission to sell the hereinabove described property.

LILLIE HILL LYONS BEING ONE AND THE SAME PERSON AS LILLIE LYONS.

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

This is IMPROVED (_X_) unimproved (____) property, known as: **109 Chapel Avenue, Nashville, TN 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 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 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 **22nd** day of **September, 2006.**

Lillie Lyons

LILLIE LYONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LILLIE LYONS, unmarried ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **September, 2006.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09