G# 20125-3 Box 14A
Return to John T. Cook

Davidson County DEEDWARR
Recvd: 10/30/06 13:27 2 pgs
Fees:13.00 Taxes:699.30

20061030-0134291

WARRANTY DEED

P-06-1607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Donna Barr
Notary Public

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Todd	Bank of America (NAME)	
1607 5th Ave. North (ADDRESS)	PO Box 9000 (ADDRESS)	82-5-49
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Getzville, NY 14068-9000 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMANDA LAFOLLETTE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN A. TODD, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property located at 1607 5th Avenue Davidson County, Nashville, TN, 37208, and land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot NO. 156 on the plan of North Nashville Real Estate Company's plan of Lots, as of record in Book No. 21, Page 105, Register's Office for Davidon County. Said part of Lot NO. 156 fronts 33 1/3 feet on the southwesterly side of Fifth Avenue, North, formerly Summer Street and runs back 179 feet 6 inches on the southeasterly line and 179 feet, more or less, on the northwesterly line, to an alley measuring 33 1/3 feet thereon.

Being the same property conveyed to Amanda Lafollette, unmarried, by Deed dated 8/2/2004 in Instrument 200409010106000, Register's office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1607 5th Ave. North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 27th day of October, 2006.

Amanda Lafollette

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Amanda Lafollette personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800