WARRANTY DEED

File Number: 60236

SANDRA GOLDEN-WOOD Notary Public At Large DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E Lee	Robert E Lee	70-4
(NAME) Robert Lee	(NAME) 621 West Nocturne Drive	89
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Alpheaus Lightford and husband, Mevin Lightford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E Lee, and wife Karen Lee , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 53 on the Plan of Haynes Heights Subdivision, Section Two, as of record in Book 2331, page 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Manila Street at the corner of Lots Nos. 52 and 53; thence with the ones between said lost southerly 345.2 feet to a point; thence westerly 115 feet to a point in the easterly margin of a unnamed street; thence with the margin of said street northerly 320 feet to the beginning of a curve; thence around said curve in a northeasterly direction39.3 feet to a point in the margin of Manila Street; thence with the margin of same easterly 90 feet to the point beginning .

Being the same property conveyed to Alpheaus Lightford and husband, Melvin Lightford by Warranty Deed from Garland J. Millet and wife, Ursula B. Millet of record in Book 6348, page 945,dated 07/30/84, Registers' Office for Davidson County, Tennessee

Subject to restrictions of Record in Book 2445, Page 301, Register's Office of said County.

Subject to all matters of record in Plat Book 2331, Page 59, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Davidson County DEEDWARR
Recvd: 10/30/06 13:34 2 pgs
Fees:13.00 Taxes:296.00

20061030-0134308

unimproved ☐

This is improved ☒ property, known as 621 West Nocturne Drive, Nashville, TN 37207

(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 our hands this 13th day of October 2006.

Alpheaus Lightford

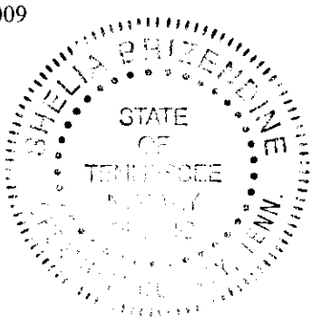
Mevin Lightford

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 Alpheaus Lightfoot and husband, Melvin Lightfoot, 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 Nashville, Tennessee this 13th day of October, 2006.

Commission expires: June 8, 2009



My Commission Expires June 8, 2009

Shelia Brizendine Notary Public