RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44865 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 10/31/06 15:57 2 pgs
Fees:13.00 Taxes:795.50
20061031-0135296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2006

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

My Commission Expires JULY 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John LeBolt ET UX	SAME	116-3-B-182
4505 Harding Road, #182		
Nashville, TN, 37205		

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/WE,

Sara Dempsey Duggan, Executrix of the Estate of Marilyn M. Fletcher Vaughn, deceased

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

John LeBolt and wife, Lynn LeBolt

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:

A certain condominium Apartment in Davidson County, Tennessee, being Unit No. 182 on the plan of Royal Oaks Apartments, a Condominium, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Marilyn M. Fletcher by deed from H. M. Davis, Jr., also known as H. Melvin Davis, Jr., and Adelaide G. Davis, of record in Book 5944, page 662, Register's Office for Davidson County, Tennessee. The said Marilyn M. Fletcher, also known as Marilyn Fletcher Vaughn, having since died and by Last Will and Testament probated in Case No.: 06P631, Seventh Circuit Court of Davidson County, her daughter, Sara Dempsey Duggan, was appointed Executrix . The Will provides authority to convey real property.

Unimproved ( )
This is improved (X) property known as 4505 Harding Road, #182, Nashville, TN 37205

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

Sara Dempsey Duggan, Executrix of the Estate of Marilyn M. Fletcher Vaughn, deceased

Sara Dempsey Duggan, Executrix of the Estate of Marilyn M. Fletcher Vaughn, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sara Dempsey Duggan, Executrix of the Estate of Marilyn M. Fletcher Vaughn, deceased, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2006

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010