Davidson County DEEDWARR
Recvd: 11/13/06 11:28 2 pgs
Fees:13.00 Taxes:370.00

20061113-0140248

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN03287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 11/25/07

NICHOLE RICHARDSON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIP R. LEMONS **187 WHEELER AVENUE** **NASHVILLE, TN 37211**	First Horizon P.O. Box 146 Memphis, TN 38101	**133-07-0-219.00**

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, WE,

LEBERT DEWEY HANEY, JR. WIDOWOR

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

KIP R. LEMONS AND WIFE, ANDREA LEMONS

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Farley Heights as of record in Book 2083, page 50, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the Southerly side of Wheeler Avenue and extends back 151.3 feet on the Easterly line and 152.3 feet on the Westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Lebert Dewey Haney, Jr. and wife, Mary Frances Haney, by Warranty Deed from George J. Katsuyama and wife, Connie M Katsuyama, dated October 27, 1959 and recorded November 5, 1959 in Book 2992, page 477, Register's Office for Davidson County, Tennessee. The said Mary Frances Haney having since died, property now being vested solely to Lebert Dewey Haney, Jr.

Unimproved ( )
This is improved (X) property known as **187 WHEELER AVENUE, NASHVILLE, TN 37211**
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 6th day of November, 2006.

Lebert Dewey Haney Jr

LEBERT DEWEY HANEY, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEBERT DEWEY HANEY, JR. WIDOW the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, 6th day of November, 2006.

Commission Expires: 11-25-07 Darlene Edwards
Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____ _____
Notary Public