This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060637

Davidson County DEEDWARR
Recvd: 11/16/06 10:32 2 pgs
Fees:13.00 Taxes:266.40
20061116-0142346

Send Tax Bills To:
Same As New Owner

New Owner is:
Kisha S. Lockhart
2807 Torbett Street
Nashville, TN 37209

MAP: 092-10-0
PARCEL: 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Donna C. Davis, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kisha S. Lockhart, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, a plan of which is of record in Book 421, page 112 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 40 feet on the southerly side of West Hill Street, formerly Torbett Avenue, and runs back between parallel lines 125 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being the west one-half of Lot No. 59 in T. M. Steger's Subdivision, a plan of which is recorded, in Plan Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

The said one-half Lot 59 fronts 20 feet on the south side of Hill Street known as Torbett Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Donna C. Davis from Valerie Y. Davis by Quitclaim Deed of, record , dated 09/15/88 and recorded 09/22/88 in Book 7658 , Page 960 , and also being the same property conveyed to Donna C. Davis and Valerie Y. Davis from W.D. Crowder, Jr., by Warranty Deed of record dated 05/30/86 and recorded 06/04/86 in Book 6876, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of October, 2006.

GRANTOR:

Donna C. Davis

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donna C. Davis** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of October, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

JArbuckle
Affiant

SWORN TO and subscribed before me this 20th day of October, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY