Davidson County DEEDWARR
Recvd: 11/20/06 11:11 2 pgs
Fees:13.00 Taxes:173.90

20061120-0143611

[Space above this line for Register of Deeds Office use]

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Robert L. Lenk, Jr.	**New Owner At Same Address**	Map: **133-01-0**
407 Pennington Lane		Parcel: **347.00**
Cedar Hill, TN 37032-5333		**6DA-84686**

For and in Consideration of the sum of **$47,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, **Marbut G. Gaston, Jr., Trustee**, as Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever without the requirement of the joinder of any Trustor or Beneficiary of said Trust,

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Robert L. Lenk, Jr.

hereinafter called the **GRANTEE**, his heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 4-B** on the plan of Zone Lot Division Resub of Lots 1, 2, 3, and 4 of the **Resub of Lots 39 and 40, H. G. McNabb Subdivision, as of record at Plat Book 6250, page 546**, in the Register's Office for said County, and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the Grantor herein by deed as of record at Instrument Number 20060615-0071670 said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to 2006 property taxes that have been prorated this date and the Grantee assumes in full; Restrictive Covenants at Book 1333, page 387 and Plat Book 6250, page 546; Joint Driveway and Maintenance Agreement at Book 5631, page 492; Sewer Easement at Book 4259, page 974 (and as shown at Plat Book 5210, page 306); and the limitations as shown on said plan at Plat Book 6250, page 546, all said Register's Office.

This is **IMPROVED** property known as: **535 Drake Avenue, Nashville, TN 37211-2839**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to

convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs, trustors, beneficiaries, and representatives, to warrant and forever defend the title to said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hand on this 10th day of **November, 2006.**

Marbut G. Gaston, Jr., Trustee, acting in my capacity as Trustee but not otherwise

STATE OF TENNESSEE:
COUNTY OF Williamson :

The actual value or consideration, whichever is greater, for this transfer is **$47,000.00.**

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON November 10, 2006.

My Commission Expires: 6-12-2010

Notary Public

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON: My Commission Expires JUNE 12, 2010

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marbut G. Gaston, Jr.**, acting in the capacity as Marbut G. Gaston, Jr., Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **November 10, 2006**.

My Commission Expires: **09-22-2007**

Notary Public: Ruth Randolph

RUTH RANDOLPH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143