Davidson County DEEDWARR
Recvd: 11/20/06 15:45 2 pgs
Fees:13.00 Taxes:340.40

20061120-0144002

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 9/20/10

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Stevens **3207 Lakeford Drive** **Nashville, TN 37214**	NEW OWNER	**108-8-168**

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,

Charles O. Evans, married

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

Valerie Stevens, an unmarried person

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. 67A, Zone Lot Division, lots 65, 66, and 67 on the Plan of East Lake Subdivision Section 3 of record in Plat Book 5200, Page 677 and Book 5200, Page 342, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles Owen Evans a/k/a Charles O. Evans, by Quitclaim Deed, pursuant to a Divorce Decree having Docket No. 00D-1558 from Cynthia Dawn Maggard, dated September 7, 2000 and recorded October 12, 2000 in Instrument No. 20001012-0101664, also being the same property conveyed to Cynthia Dawn Maggard and husband, Charles O. Evans by Warranty Deed from Timothy M McGill and wife, Laura Ann McGill, dated July 31, 1997 and recorded August 4, 1997 in Book 10555, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants, and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jill M. Evans, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in said real estate.

Unimproved ( )
This is improved (X) property known as **3207 Lakeford Drive, Nashville, TN 37214**
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 15th day of November, 2006.

Charles O. Evans
Charles O. Evans

Jill M. Evans
Jill M. Evans

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. Evans and Jill M. Evans, 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 Murfreesboro, Tennessee, this 15th day of November, 2006.

Commission Expires: 8/16/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08