WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalind M. Brown	SUNTRUST MORTGAGE, INC.	**92-6-689**
(NAME)	(NAME)	
911 29th Avenue North	201 FOURTH AVEUNE NORTH	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Les Lazarus**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosalind M. Brown, a single 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. 3 on the Plan of Re-Subdivision of the Southerly 250' of the East half of Lot or Block 13 on the Map of Midway, of record in Book 4955, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Les Lazarus by deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20060915-0114554 Dated September 15, 2006 and Recorded September 15, 2006 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **911 29th Avenue North, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 12/08/06 08:51 2 pgs
Fees:13.00 Taxes:340.40
20061208-0151752

Witness **my hand** this 6th **day of** December **, 2006.**

Les Lazarus

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Les Lazarus** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 6th **day of** December **, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

JUSTIN TATUM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires JULY 19,2008