26-1-659

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
~~Suite 400~~
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/08/06 10:44 2 pgs
Fees:13.00 Taxes:518.00
20061208-0151892

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$139,000.00~~ 140,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 26, 2008

(AFFIX SEAL)

WARRANTY DEED

G-VRE-06-1413

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lara Elizabeth Lawrence	Capital Bank + Trust Co. (NAME)	
1413 Pennock Avenue (ADDRESS)	3200 Abbott Martin Rd #201 (ADDRESS)	71-11-237
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICHOLAS J. TRINOSKEY AND WIFE, JESSICA M. TRINOSKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARA ELIZABETH LAWRENCE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 215, 216 and 217, THE HIGHLAND LAND CO'S SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas J. Trinoskey and wife, Jessica M. Trinoskey by Warranty Deed from Steven C. Parker and wife, Becky Parker, recorded on the 27th day of May, 2003 in Instrument No. 20030527-0071408, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1413 Pennock Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of November, 2006.

Nicholas J. Trinoskey

Jessica M. Trinoskey

STATE OF Tennessee
COUNTY OF Davidson

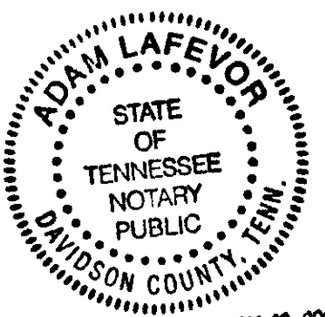
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas J. Trinoskey and Jessica M. Trinoskey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 30th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903