WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: March 30, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory Attorney-At-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Arlene Azarcon (NAME)	~~World Savings Bank FSB~~ (NAME)	Map 53-3
8514 James Place ~~1406 Overton Street~~ (ADDRESS)	~~1901 Harrison Street~~ (ADDRESS)	Parcel 261
Granite Bay, CA 95746-9534 ~~Old Hickory, TN 37138~~ (CITY) (STATE) (ZIP)	~~Oakland, CA 94612~~ (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, Jason Lenhart and wife, Lauren MacGillivray

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

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of E.I. Dupont de Nemours and Company's Subdivision (Village of Old Hickory), Section B, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 82.1 feet on the westerly side of Overton Street, and extends back 87.4 feet on the northerly line and 87.3 feet on the southerly line, to a dead line, measuring 82 feet, thereon.

Being the same property conveyed to Jason Lenhart and wife, Lauren MacGillivray by Warranty Deed from James A. Pritchett and wife, Donna D. Pritchett dated March 31, 2004 of record in Instrument No. 20040402-0037417, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO Plan of E.I. Dupont de Nemours and Company's Subdivision (Village of Old Hickory), Section B, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein, further subject to Utility, Telephone and Transmission easements of record in Book 576, Page 664, Book 626, page 556, Book 662, Page 743 and Book 735, Page 419, Register's Office for Davidson County, Tennessee.(as such easements may affect subject property

Davidson County DEEDWARR
Recvd: 01/19/07 09:39 2 pgs
Fees:13.00 Taxes:795.50

20070119-0007702

unimproved ( )
This is improved (X) property, known as 1406 Overton Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or

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 hand s this 16th day of January 2007

Jason Lenhart by Lauren MacGillivray attorney-in-fact
Jason Lenhart

Lauren MacGillivray
Lauren MacGillivray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Jason Lenhart and wife, Lauren MacGillivray~~ Lauren MacGillivray

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of January 2007.

Commission expires March 20, 2010

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this 16th day of January, 2007, before me personally appeared Lauren MacGillivray to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Lenhart and acknowledged that she executed the same as the free act and deed of the said Jason Lenhart.

Witness my hand and official seal at office at Madison, Tennessee, this the 16th day of January, 2007.

My commission expires: 3/20/2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY