03

Realty Title Box 48B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 21st day of February, 2007.

Notary Public
My commission expires:

03-0701-34342

Address of New Owner:	Send Tax Bills to:	Tax Information
Jean R. Lauzon	Bank of America,N.A.	119-05-0 288.00
209 Lutie Street	900 W. Trade St.	
Nashville TN 37211	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Monica Edwards, Conservator of the person and estate for Charlene C. McCrary, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jean R. Lauzon**, hereinafter called the Grantees, their successors 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. 69 of Block No. 24 on the Plan of Resubdivision of part of Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the southerly side of Lutie Street, and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Herbert W. McCrary and wife, Charlene C. McCrary by deed from Mary T. Elder, dated 11-20-63, recorded 11-29-63, of record in Book 3649, Page 103, Register's Office for Davidson County, Tennessee. Herbert W. McCrary having since died.

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.

This property is improved property known as 209 Lutie Street, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 02/26/07 14:28 2 pgs
Fees:13.00 Taxes:240.50
20070226-0023716

WITNESS my hand this 21st day of February, 2007.

Monica D. Edwards, Conservator

Monica Edwards, Conservator of the
person and estate of Charlene C.
McCrary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monica Edwards, Conservator of the person and estate of Charlene C. McCrary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the person and the estate of Charlene C. McCrary and that she is authorized to execute this instrument on behalf of Charlene C. McCrary.

Witness my hand in Nashville, TN, this 21st day of February, 2007.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09