2701680

FILE:

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Susan Berryman 404 Vadis Court Old Hickory, TN 37138	(same as owner)

Davidson County DEEDWARR
Recvd: 03/06/07 10:19 2 pgs
Fees:13.00 Taxes:307.10

20070306-0027460

GENERAL WARRANTY DEED

This indenture is made and entered into this 2nd day of March, 2007 between **Les Lazarus** (hereinafter referred to as "GRANTOR") and **Susan Berryman** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #46 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION OF RECORD IN BOOK: #1424, PAGE: #39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT: #46 FRONTS 70 FEET ON THE WESTERLY SIDE OF MILTON DRIVE AND RUNS BACK 222.8 FEET ON THE NORTHERLY LINE AND 204.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 72.1 FEET THEREON.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A STRIP OF LAND FRONTING ON AVALON DRIVE MARKED "RESERVED" ON THE PLAT OF VIRGINIA MANOR, OF RECORD IN BOOK: 1835, PAGE: 22, REGISTER'S OFFICE FOR SAID COUNTY. SAID TRACT BEGINS AT A MONUMENT IN THE SOUTHERLY MARGIN OF AVALON DRIVE, 180 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTION OF AVALON DRIVE AND WARDEN DRIVE, THENCE WITH A MARGIN OF AVALON DRIVE EASTWARDLY 186.57 FEET TO A MONUMENT; THENCE CONTINUING WITH THE SAID AVALON DRIVE, 18.12 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE IN THE INTERSECTION AVALON DRIVE AND MILTON DRIVE; THENCE AROUND SAID CURVE, 31.42 FEET TO A POINT IN THE WESTERLY MARGIN OF MILTON DRIVE; THENCE WESTWARDLY IN A STRAIGHT LINE WITH THE NORTHERLY MARGIN OF THE HIGHLAND VIEW SUBDIVISION (OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY) 222.8 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Les Lazarus in Instrument 20070215-0019321 recorded 2/15/2007, Register's Office for Davidson County, Tennessee.

Tax Parcel # 073.01-0-168.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Les Lazarus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Les Lazarus** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 2nd day of March, 2007.

RANDALL R. LAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires JUNE 19, 2010

NOTARY PUBLIC
Commission Expires: 6-15-2010

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $83,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 2nd DAY OF March, 2007.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 6-15-2010

RANDALL R. LAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires JUNE 19, 2010