Davidson County DEEDWARR
Recvd: 03/26/07 10:20 2 pgs
Fees:13.00 Taxes:480.63

20070326-0035839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2007.

Notary Public

Expiration of commission. 11-22-2010

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Lehner **Hannah Lehner**	SYNOVUS MORTGAGE CORP., ~~New Owners~~	**Map 83-5, Parcel 172**
1024 Mansfield Street	2204 LAKESHORE DR. STE325	
Nashville, TN 37206	BIRMINGHAM, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Peter Shockey and wife Stowe Shockey

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

Phillip Lehner and Hannah Lehner, husband and wife

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 a certain Lot or parcel of land identified as Parcel 172 of the Resubdivision of Tract No. 2 on the Plan of the Mary O'Donnell Lands, of record in Plan Book 2, page 37, Chancery Court at Nashville according to a survey by Ray G. Cole, surveyor No. 924, dated January 7, 1985, as follows: Beginning at a point in the southerly margin of Mansfield Avenue, said point being the original northwest corner of Tract 2 of the Subdivision of the Mary O'Donnell lands of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with the southerly margin of Mansfield Avenue south 83 degrees 58 minutes 32 seconds East 40.0 feet to an iron pin; thence south 6 degrees 47 minutes, 47 seconds west 181.05 feet to an iron pin in the northerly margin of an alley; thence with the said margin of said alley north 84 degrees 40 minutes, 48 seconds West 40 feet to an iron pin; thence North 6 degrees 44 minutes 36 seconds East 181.54 feet to an iron pin to the point of beginning.

Being the same property conveyed to Peter Shockey and Steve Shockey, by Warranty Deed, from James J. Reese, of record in Instrument No. 20021231-0162655, Dated December 27, 2002, Register's Office for Davidson County, Tennessee. Stowe Shockey was erroneously spelled as Steve Shockey. Steve Shockey and Stowe Shockey are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2, page 37, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1024 Mansfield Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 20th day of February, 2007.

Peter Shockey

Stowe Shockey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Peter Shockey and wife Stowe Shockey , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 20th day of February, 2007.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **07162-JM**
RECORD & RETURN TO:

SYNOVUS MORTGAGE CORP
2204 LAKESHORE DR. STE 325
BIRMINGHAM, AL 35209