# WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007

_____
Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kristopher L. Donegan | Countrywide Home Loans, Inc. | Map 119 |
| 137 Dodge Drive | 801 Crescent Centre Dr., Ste. 510 | Group 3 |
| Nashville, TN 37210 | Franklin, TN 37067 | Parcel 30 |

FOR AND IN 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

**Earl Lester and wife, Anita Lester**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Kristopher L. Donegan** Married
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 Lot No. 1 on the Plan of Crescent Heights, as of record in Book 2331, Page 106, Register's Office for said County.

Said Lot No. 1 fronts 70 feet on the westerly side of Dodge Drive and runs back 173.51 feet on the northerly line and 161.47 feet on the southerly line, to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Earl Lester and wife, Anita Lester by deed from Steven A. Ferguson, of record in Instrument 20030506-0060029, dated May 1, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2495, Page 513, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 106, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 137 Dodge Drive, Nashville, TN 37210

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 hands this 30th day of March, 2007.

_____
Earl Lester

_____
Anita Lester

FILE BOX 45

Davidson County DEEDWARR
Recvd: 04/02/07 10:55 2 pgs
Fees:13.00 Taxes:512.45

20070402-0038805

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 Earl Lester and Anita Lester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2007.

My Commission Expires: 11-22-10

Notary Public

