Davidson County DEEDWARR
Recvd: 04/20/07 10:00 2 pgs
Fees:13.00 Taxes:323.94

20070420-0047307

# WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

G-PB-06-1735

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,550.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony Fragale | NewOwner (NAME) | |
| 1735 Herman Street | | 92-7-319.0077 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ERWIN LANE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY FRAGALE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 2 on the plan of E.C. Scruggs' Subdivision of Lot Nos. 17 to 22 Inclusive in Bosticks Third Addition, as shown on plat of record in Book 161, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The above-described property has never been the marital residence of the grantor(s) herein.

Being the same property conveyed to Erwin Lane, married by Warranty Deed from Helen E. Chamberlain, unmarried, recorded March 13, 2006 at Instrument No. 20060413-0042828, in the Register's Office of Davidson County, Tennessee.

This property is subject to a) 2006 Property Taxes; b) instruments of record in Book 161, Page 41; said Register's Office; and c) any and all easement and restrictions shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 1735 Herman Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of December, 2006.

Erwin Lane by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of December, 2006, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erwin Lane, married and who acknowledged he/she/they executed the same as the free act and deed of the said Erwin Lane, married.

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

My Commission Expires: 1-26-08

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027