Davidson County DEEDWARR
Recvd: 05/02/07 13:10 2 pgs
Fees:13.00 Taxes:529.10

20070502-0052502

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $143,000.00
Affiant
Subscribed and sworn to before me
This 30 day of April 2007
Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Address of new owners:	Send tax bills to:	Map & Parcel:
1110 North 14th Street	Franklin American Mortgage Company	83-1-323
Nashville, TN 37206	501 Corporate Centre Drive Ste 400	
	Franklin, TN 37067	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **LGW Investments, LLC** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Emily J DeRousse, unmarried** hereinafter called the Grantee, 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 the southerly 50 feet front and 47.7 feet rear of Lot(s) 5, as shown on the map entitled Greenway, of record Book 421, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said part of Lot No. 5 fronts 50 feet on the westerly side of North 14th Street and runs back between lines 267.15 feet, more or less, on the northerly line and 268.5 feet on the southerly line along the northerly margin of an alley to another alley in the rear in which it measures 47.7 feet.

Being the same property conveyed to LGW INVESTMENTS, LLC, by deed from PAULINE FORKUM AND CHARLES E. HAYNES, of record Instrument No. 20060413-0042352, dated April 12, 2006, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1110 North 14th Street Nashville, TN 37206**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness My hand this 30 day of April, 2007.

LGW Investments, LLC

By: Lisa Wurth, Acting Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Lisa Wurth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Acting Manager of LGW Investments, LLC, the within named bargainer, a Limited Liability Company, and that she as such Acting Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself as such Acting Manager.

Witness my hand and official seal this the 30th day of April, 2007.

My Commission Expires: 11/22/10

Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010