Davidson County DEEDWARR
Recvd: 05/10/07 11:06 1 pgs
Fees:13.00 Taxes:488.40

20070510-0056189

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AT-2007004?

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of May, 2007

April G Nichols

(Affix Seal) Notary Public
My Commission Expires: **6-26-07**

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lillie Lyons	SAME	P/O 049-15-0 044.00
745-B Flint Ridge Drive		
Whites Creek, TN 37189		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Westport Development Co., Inc**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lillie Lyons, a single woman**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of lot No. 36, Unit No. 745-B, on the Plan of Deer Meadows, Phase II, as of record in Plat Book 6250, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Westport Development Co., Inc. from The Vanderbilt University, a Tennessee Corporation by Warranty Deed dated July 15, 2005 and recorded August 1, 2005 in Instrument #20050901-0105090, and further conveyed on December 22, 2000 in instrument #20001227-0125953, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 745-B Flint Ridge Drive, Whites Creek, TN 37189.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 the 8th day of May, 2007:

Margarette Shields for Westport Dev Co Inc, President

Westport Development Co., Inc
BY: Margarette Shields

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Margarette Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Westport Development Co., Inc the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 8th day of May, 2007.

April G Nichols
NOTARY SIGNATURE
Notary Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY