Davidson County DEEDWARR
Recvd: 06/05/07 07:58 3 pgs
Fees:18.00 Taxes:932.40
20070605-0066478

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Stephanie N. Spector
Affiant

Subscribed and sworn to before me, this 1st day of June, 2007.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:
Stuart B. Lessenberry and wife,
Tanya M. Lessenberry
5028 Stonemeade Drive
Nashville, TN 37221

Send Tax Bills To:
Taylor, Bean, & Whitaker
1417 N. Magnolia Ave.
Ocala, FL 34475

Map-Parcel Number:
155-15 OA 088.00CO
9D 81411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON E. BETTS AND WIFE, ELIZABETH H. BETTS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STUART B. LESSENBERRY AND WIFE, TANYA M. LESSENBERRY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Stonemeade, Section 1, of record in Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon E. Betts and wife, Elizabeth H. Betts by deed from Mark A. Ferrelli and wife, Sherry H. Ferrelli, of record as Instrument No. 20000403-0033143, Register's Office for Davidson County, Tennessee, and re-recorded as Instrument No. 20000816-0081098, said Register's Office.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Bok 7701, page 290, reaffirmed in Book 8349, page 43, as amended at Book 8810, page 840, Register's Office for Davidson County, Tennessee.

3. By-Laws of Stonemeade of record in Book 7701, page 332, as amended in Book 8517, page 992, Register's Office for Davidson County, Tennessee.

4. Dedication of common area to The Stonemeade Homeowner's Association of record in Book 8517, page 997, Register's Office for Davidson County, Tennessee.

5. Easement for public utility purposes to Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee, of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 5028 Stonemeade Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of June, 2007.

Jon E. Betts

Elizabeth H. Betts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JON E. BETTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2007.

Notary Public

My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH H. BETTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2007.

Notary Public

My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.