Davidson County DEEDWARR
Recvd: 06/26/07 10:46 2 pgs
Fees:13.00 Taxes:458.80

20070626-0076137

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$124,000.00** (One Hundred Twenty Four Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of June, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Marcus Frazier 3807 Park Avenue Nashville,TN 37209	Lehman Brothers Bank, FSB 327 Inverness Drive South Englewood, CO 80112	09213012000

WARRANTY DEED

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, I/WE, **GARRY NEWMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARCUS FRAZIER,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 4, Block 14, on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, page 160 and 161, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 4 fronts 50 feet on the southerly side of First Avenue, now Paris Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Garry Wayne Newman and Garry W. Newman and Garry Newman, are one and the same person in Instrument 20070320-0033683 recorded 3/20/2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terri Kennedy, Gregory L. Newman, Garry W. Newman and Reginald E. Newman, heirs at law of Lassie Newman in Instrument 20070320-0033682 recorded 3/20/2007, Register's Office for Davidson County, Tennessee. (Affidavit of Heirship)

Being the same property conveyed to Lonnie F. Newman and wife, Lassie F. Newman by Deed of record in Book 3902, Page 205 recorded 6/16/1965, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3807 PARK AVENUE** **NASHVILLE,TN37209**

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. Whenever 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, this 5th day of June, 2007

Garry Newman

Garry Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Garry Newman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of June, 2007.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires JAN. 24, 20[illegible]