Return to:

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37218
D-1115

Davidson County DEEDWARR
Recvd: 07/18/07 13:52 2 pgs
Fees:13.00 Taxes:554.63
20070718-0085557

#527

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eric Lesueur	SAME	**Map 061-15-0-**
1200 Eastdale Avenue		**Parcel 376.00**
Nashville, TN 37216		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Betty Jo Edwards, unmarried,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Eric J. Lesueur** and wife, Jerri Dawn Lesueur (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 85 feet of Lot No. 270 and the southerly 29 feet front and 9 feet rear of Lot No. 271 on the Map of Inglewood Place, as of record in Book 332, page 101, said Register's Office.

SAID parts of said lots adjoin and front together 114 feet on the east side of Kingswood Avenue and run back between lines, 207.4 feet on the south line of part of Lot 270 and 210 feet, more or less, on the north line of part of Lot No. 271, to a dead line in the rear on which they measure 94 feet.

Being the same property conveyed to Curtis P. Edwards and wife, Betty Jo. Edwards by deed dated June 30th, 1960 from Erma A. Pilkerton of record in Book 3099, page 28, said Register's Office. The said Curtis P. Edwards having since died on February 15, 1980 and title vested in Betty Jo Edwards, as sole surviving tenant by the entirety.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Any and matters appearing of record in Plat Book 332, page 101, said Register's Office.**

This is improved property commonly known as **3816 Kingswood Avenue, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Betty Jo Edwards
Affiant

Subscribed and sworn to before me this
13 day of July, 2007

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of **July, 2007.**

Betty Jo Edwards
Betty Jo Edwards

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Jo Edwards**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13 day of **July, 2007.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011