STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 11/06/07 11:29 2 pgs
Fees:13.00 Taxes:2127.50
20071106-0130847

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2007.

Notary Public
MY COMMISSION EXPIRES: 7-19-09
File No. G7-4361D

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence Davis (NAME)	Bank of America (NAME)	118-9-22
1103 Clifton Lane (STREET ADDRESS	P.O. Box 9000 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Getzville NY 14068-9000 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James J. Mrotek and Karen R. Mrotek, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence Davis,** unmarried HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 15 on the Map of O. F. NOEL'S SUBDIVISION, CALLED NOELTON, not of record and described according to a plan thereof made May 25, 1923 by W. B. Southgate, surveyor as follows:

Beginning at a point on the southerly margin of Clifton Lane; formerly 4th Street or Avenue, at what was formerly Lellyett's northwest corner, being 633 feet more or less east of the easterly margin of the Granny Whit Pike; thence with the southerly margin of said Lane easterly 120 feet to a point at the northwest corner of the lot conveyed to Dovie S. Leadbeater by deed from Robert Lee Harding and wife, of record in Book 1082, page 188, Register's Office for said County; thence with Leadbeater's westerly line southerly 200 feet more or less to a point; thence westerly 120.5 feet more or less to the southeast corner of the Lellvett property; thence with the easterly line of the same northerly 193 feet more or less to the point of beginning.

BEING the same property conveyed to James J. Mrotek and Karen R. Mrotek, husband and wife from Pauline K. Vivrett, deceased by Catherine V. Guglieri, Sarah D. Vivrett, Velma V. Smith and Gideon L. Vivrett, Jr. being all the Heirs at law of Pauline K. Vivrett, by Deed dated April 29, 1983, in Book 6058, Page 170, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1103 Clifton Lane, Nashville, TN 37204.

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 do 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 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 GRANTEES, 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 my/our hand(s) this 31st day of October, 2007.

X _____ October 31, 2007
James J. Mrotek Date

X _____ October 31, 2007
Karen R. Mrotek Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James J. Mrotek and Karen R. Mrotek, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2007.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066