File No. 20080110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Stevens	Countrywide	105-9-198
(NAME)	(NAME)	
1013 Acklen Avenue Unit A	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Dallas Tx 75266	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Andrew D. Lee, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Stevens, 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 the easterly 54 feet of the westerly one-half of Lot No. 35 on the Plan of Waverly Place, of record in Book 57, pages 94 and 95, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 54 feet on the southerly margin of Acklen Avenue and extends back 153.5 feet, more or less, on the westerly line and 154 feet, more or les, on the easterly line to an alley in the rear, measuring 54 feet, more or less, thereon.

Being the same property conveyed to Andrew D. Lee, Trustee by deed from Andrew D. Lee and wife, Diane B. Lee, dated March 20, 2000 and recorded on March 23, 2000 as Instrument Number 200003230029627, Register's Office, Davidson County, Tennessee.

unimproved ☒ ADL
This is improved ☒ property, known as 1013 Acklen Avenue Unit A, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/19/08 09:53 2 pgs
Fees:13.00 Taxes:592.00
20080519-0050908

File No. 20080110

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. 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 hand this 16th day of May, 2008.

Andrew D Lee Trustee

Andrew D. Lee

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 Andrew D. Lee, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2008.

Commission expires:

DEBBIE A. BREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Notary Public