03

REALTY
TITLE BOX
48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 11:32 2 pg
Fees:13.00 Taxes:1254.30
20080605-0057865

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $339,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May 2008

Notary Public

My Commission expires: 7-24-2010 (Affix Seal)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER: SUSAN B. PRESNELL Aaron Presnell	SEND TAX BILLS TO: U.S. BANK N.A.	MAP & PARCEL NUMBER: 103-04-0-352.00
4103 Utah Avenue	P.O. BOX 20005	
Nashville, TN 37209	OWENSBORO, KY 42304-0005	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lewis Linn**. hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto SUSAN B. PRESNELL AND AARON E PRESNELL their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 83 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 83 begins at a point in the southerly margin of Utah Avenue, formerly 7th Street or Avenue, which point is 50 feet westerly from the westerly margin of 41st Avenue North, formerly Sylvan Street; thence westerly and with the southerly margin of Utah Avenue, 50 feet to a point, which point is 50 feet east of the northwest corner of Lot No. 83, then southerly and parallel with the west line of Lot no. 83, 163.3 feet, more or less, to a point in the northerly margin of an alley, which point is 50 feet east of the southeastern corner of Lot No. 83; thence easterly and with the northerly margin of said alley, 50 feet to a point, which point is 50 feet west of the southeast corner of Lot No. 83; thence northerly and parallel to the westerly line of Lot No. 83, 163.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Lewis Linn, by deed from Peggy Langer, married, on September 6, 2006, of record in Instrument Number 20060908-0111719, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4103 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 29, 2008.

Lewis Linn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lewis Linn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 29, 2008

My commission expires 8/23/11

Notary Public

