THIS INSTRUMENT PREPARED BY:

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303 Frances Street (Zip 37072)
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Davidson County DEEDWARR
Recvd: 08/06/08 13:18 2 pgs
Fees:13.00 Taxes:599.40
20080806-0081077

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Rebecca Davenport<br>207 Roscoe Street<br>Goodlettsville, TN 37075 | Same as New Owner | Map 26-05<br>Parcel 54 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STEVE LANIUS, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto REBECCA DAVENPORT, unmarried, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Land in Davidson County, Tennessee, being Lots Nos. 6, 7 and easterly one-half of Lot No. 5 of Block "B" on the Plan of Roscoe Place Subdivision, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.
>
> SAID Lots Nos. 6, 7 and easterly one-half of Lot No. 5 front together 123 feet on the southerly side of Roscoe Street and runs back between parallel lines, 200 feet to a dead line.
>
> BEING the same property conveyed to Steve Lanius and wife, Tiffany Lanius, by deed from Sadie Stubbs, Conservator for Della Wildmone, dated December 11, 1998 and filed for record on December 22, 1998 in Book 11263, page 141, said Register's Office. And further being the same property conveyed to Steven Lanius by quitclaim deed from Tiffany Lanius dated February 2, 2006 and filed for record on February 6, 2006 in Instrument No. 20060206-001286, said Register's Office.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 207 Roscoe Street, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as shown on the Plan of record in Book 843, page 72, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
STEVE LANIUS, unmarried

"GRANTEE"
REBECCA DAVENPORT, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE LANIUS, unmarried and REBECCA DAVENPORT, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of July, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE