FILE BOX "7"

Davidson County DEEDWARR
Recvd: 10/03/08 12:30 2 pgs
Fees:13.00 Taxes:684.50
20081003-0100774

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45854

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00. /Jena Hickman Layne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2008.
Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Samuel Layne et ux	SAME	08310031700
1913 Fatherland Street		
Nashville, TN 37206		

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, I/WE,

Holley Seals-Lizarraga, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Samuel Layne and wife, Jena Hickman Layne

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 30 feet of Lot No. 42 and the westerly 70 feet of Lot No. 43 on the Map of Richardson Place, of record in Book 547, Page 135, of the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 42 and 43 adjoin and front together 100 feet on the northerly side of an unnamed street and run back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Holley Seals-Lizarraga by deed from Henry F. Todd, Jr. and Dorothy Cornelius and Sue Davis of record in Instrument Number 20030605-0077952, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND NOT THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HERS.

Unimproved (X)
This is improved ( ) property known as 1905 Oakhill Drive, Nashville, TN 37206

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/our hand(s) this 1st day of October, 2008

Holley Seals-Lizarraga

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Holley Seals-Lizarraga, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2008

Alan L Saturn
Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010