Davidson County DEEDWARR
Recvd: 11/24/08 10:29 2 pgs
Fees:13.00 Taxes:503.20
20081124-0114950

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

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

Affiant

Subscribed and sworn to before me, this 17 day of November, 2008.

Notary Public
My commission expires: 4-9-12

03-0810-35663

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua L. Sullivan	COUNTRYWIDE	94-01-0-279
602 Village Court	P.O. Box 10423	
Nashville TN 37206	VAN NUYS. CA 91410	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pamela Lawrence and wife, Jay Paul Lawrence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua L. Sullivan and wife, Destenie R. Sullivan, hereinafter called the Grantees, their successors 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 part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition to East Nashville, of record in Book 57, Page 153, and part of a strip marked "reserved" east of said lot on the Plan of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for said County, described together as follows:

Beginning at the point in the line between Lot No.'s 414 and 415, said point being 150 feet East of the Easterly margin of South 14th Street, being the Northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edwards and wife, of record in Book 1629, Page 553, said Register's Office; thence with the line between said two lots and continuing in an Easterly direction 123.3 feet, more or less, to the Westerly margin of Village Court; thence with same Southwardly 50 feet; thence Westwardly 123.5 feet, more or less, to a point 150 feet East of the Easterly margin of South 14th Street, being Minton's Southeast corner; thence Northwardly and parallel with the Easterly margin of said street and Minton's Easterly line 50 feet to the beginning.

Being the same property conveyed to Pamela Lawrence and husband, Jay Paul Lawrence by deed from Solution Home Buyers, Inc. dated September 15, 2005, recorded September 20, 2005, of record in Instrument No. 20050920-0112717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 602 Village Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of November, 2008.

Pamela Lawrence by
Jay Paul Lawrence, as Attorney-in-fact
by Jay Paul Lawrence, atty in fact.

Jay Paul Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay Paul Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Jay Paul Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Pamela Lawrence and that he is authorized by Pamela Lawrence to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 18th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09