WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jean R. Lauzon	NEW OWNER	Parcel ID:
209 Lutie Street		#11905028700
Nashville, TN 37210		

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

Patricia Ann Hibdon Reed, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jean R. Lauzon, a single man

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:

BEING Lot No. 68 of Block 24 on the Plan of Re-Subdivision of part of Cumberland Nurseries as recorded in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the southerly side of Lutie Street and runs back between parallel lines, 179 feet to an alley.

Being the same property conveyed to Patricia Ann Hibdon Reed by Personal Representative Quitclaim Deed from Homer Harold Stewart, Personal Representative of the Estate of Mary Pauline Sprinkles Hibdon Wilburn, deceased, of record in Instrument 20080905-0090980, Register's Office for said County, dated August 27, 2008. See also deed of record in Book 7334, Page 284, said Register's Office, dated August 25, 1987, and Will of record in Will Book 79, Pages 434-439, Probate Division of the Chancery Court in Williamson County, Tennessee, filed March 13, 2008.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 161, Page 139, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 211 Lutie Street, Nashville, TN 37210

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 15th day of December, 2008.

Patricia Ann Hibdon Reed

Davidson County DEEDWARR
Recvd: 12/16/08 15:27 2 pgs
Fees:13.00 Taxes:222.00

20081216-0120582

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 Patricia Ann Hibdon Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2008.

My Commission Expires: 11-22-10

Notary Public

