Davidson County DEEDWARR
Recvd: 02/06/09 10:08 3 pgs
Fees:18.00 Taxes:462.50

20090206-0010454

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

AFTER RECORDING RETURN TO:
First American Title/ LFC
Attn: Recording Division
2605 Enterprise Rd E Ste 300
Clearwater, FL 33759-994
File # 51-9044129-3 1.2

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Lynn C. Lewis
1007 39th Avenue North
Nashville, Tennessee 37209

MAIL TAX STATEMENT TO:
Lynn C. Lewis
1007 39th Avenue North
Nashville, Tennessee 37209

MAP PARCEL NUMBERS:
Map/Parcel:
091080139000

FOR $125,000.00, (One Hundred Twenty-Five Thousand and no/100), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Annie Marie Steele**, a married woman, and joined by her spouse **Willie W. Steele,** has this day bargained and sold, and does hereby transfer and convey unto the said **Lynn C. Lewis**, a single woman, as her sole and separate property, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Annie Marie Steele, a married woman by Deed from _____ of record in Book _____, Page _____, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( )property known as **1007 39th Avenue North, Nashville, Tennessee 37209**
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 5th day of January, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Annie Marie Steele

Annie Marie Steele

Willie W. Steele

Willie W. Steele

ACKNOWLEDGMENT

STATE OF At Large)

COUNTY OF Montgomery) ss

Personally appeared before me, Myrtis V. Talley, a Notary Public in and for said County and State, **Annie Marie Steele and Willie W. Steele,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 5th day of January, A.D., 2009.

NOTARY STAMP/ SEAL

Myrtis V. Talley

NOTARY PUBLIC

Notary Commission Expires: 05/04/2011

AFFIDAVIT OF VALUE

STATE OF Florida)

COUNTY OF Pinellas)

The actual consideration or value whichever is greater, for this transfer is $125,000.00.

Subscribed and sworn to before me this the 14th day of January, 2009.

(Affix Seal)

Affiant

Allison N. Kirk

Notary Public

My Commission Expires: 9/2/2012

ALLISON N. KIRK
Notary Public - State of Florida
My Comm. Expires Sep 2, 2012
Commission # DD 819443

Exhibit

~~SCHEDULE~~ "A"

THAT PROPERTY IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF V.H. DIXON SUBDIVISION, AS OF RECORD IN BOOK 2083, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 59 FEET ON THE WESTERLY SIDE OF 39TH AVENUE, NORTH AND RUNS BACK ON THE SOUTHERLY LINE 124.7 FEET AND ON THE NORTHERLY LINE 124.8 FEET TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 59 FEET.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 09108013900; AND THE SOURCE OF TITLE IS 20061013-0127328 (RECORDED 10/13/2006).

Derivation Clause

The instrument constituting the source of the borrower's interest in the foregoing described property was a Deed recorded as document no. 20061013-0127328 in the Register's office of Davidson County.