WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061533 DEEDWARR
Recvd: 09/08/09 14:05 2 pgs
Fees:13.00 Taxes:1098.53
20090908-0084067

GREGORY LEE FAIRBETTER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,900.00.

Melissa A. Cotter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 203, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN LESSNAU & LOIS WHITHAM	PINNACLE NATIONAL BANK	103-12-0-201.00
(NAME)	(NAME)	
208 MAYFAIR ROAD	211 COMMERCE STREET, SUITE 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CAROLE **J. MARSHALL, AKA CAROLE MARSHALL PARKER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN LESSNAU, UNMARRIED AND LOIS WHITHAM,** 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 Lot(s) No. 5, Block F, as shown on the map entitled the Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLE J. MARSHALL, by deed from S. JANE SMITH, UNMARRIED AND REUBEN M. SMITH, UNMARRIED, of record in Instrument No. 20001127-0116297, dated November 20, 2000, said Register's Office.

This is:						
Unimproved	property, known as	208 Mayfair Road			Nashville, TN	37205
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 our hands this 17th day of AUGUST 2009.

Carole J. Marshall
CAROLE J. MARSHALL

ACKNOWLEDGMENT:

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 **Carole J. Marshall**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of August, 2009.

My Commission expires:
9-19-09

Notary Public

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON