Return To.
File: 900815

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Subscribed and sworn to before me, this 4th day of September, 2009.

Notary Public
My commission expires:

05-0908-64727

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsay S. Lawler	Magna Bank	061-16-0-089.00
4113 Addine Street	6525 Quail Hollow Rd. Ste 300	
Nashville TN 37216	Memphis, TN 38120	

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, Kimberly J. Sweet, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lindsay S. Lawler, 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 Lot No. 6, Block D, on the Plan of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly J. Sweet and husband, Ronnie Sweet by deed from Mortgage Electronic Registration Systems, Inc., dated April 23, 2004, recorded May 6, 2004, of record in Instrument No. 20040506-0051970, Register's Office for Davidson County, Tennessee. Ronnie Sweet having since died on June 25, 2005.

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 4113 Addine Street, Nashville, TN 37216

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.

BILL GARRETT, Davidson County
Trans:T20090061934 DEEDWARR
Recvd: 09/09/09 15:05 2 pgs
Fees:13.00 Taxes:351.50
20090909-0084623

WITNESS my hand this ~~4th~~ 3rd day of September, 2009.

Kimberly J. Sweet

STATE OF ~~TENNESSEE~~
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this ~~4th~~ 3rd day of September, 2009.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010