03

Kathy Title

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***231,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100027366 DEEDWARR
Recvd: 05/06/10 15:56 2 pgs
Fees:13.00 Taxes:854.70
20100506-0034828

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mark McEver	PRIME LENDING, A PLAINSCAPITAL CO.	MAP 091-16-0
4200 Dakota Avenue	18111 PRESTON ROD, #900	PARCEL 263.00
Nashville, Tennessee 37209	DALLAS, TX 75252	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty One Thousand and 00/100 Dollars ($***231,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, James T. Lawson, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mark McEver, _____, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 101 of Block 4 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 101 fronts 50.0 feet on the northerly side of Dakota Avenue (formerly Fourth Avenue) and extends back between parallel lines with the westerly margin of 42nd Avenue North, formerly First Street, 150.0 feet to an alley.

BEING the same property conveyed to James T. Lawson, Jr., unmarried, by Warranty Deed dated January 19, 1996, from Stephen John Emley, married, of record in Book 9923, page 580, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4200 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition to Nashville, Block 4, of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30th day of April, 2010.

James T. Lawson, Jr.

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 James T. Lawson, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY