BILL GARRETT, Davidson County
Trans:T20100053789 DEEDWARR
Recvd: 08/30/10 09:52 2 pgs
Fees:13.00 Taxes:432.90
20100830-0068377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawanda Page and Rico Page, wife and husband,	First Community Mortgage	058-11-0-038.00
	(NAME)	
3887 Lunn Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lois Drake and Tara Woods, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lawanda Page and Rico Page, wife and husband,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, B EING LOT NO. 35 ON THE PLAN OF ROYAL HILLS, SECTION 1, OF RECORD IN PLAT BOOK 4675, PAGE 73, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LUNN DRIVE AT THE COMMON FRONT CORNERS OF LOTS 35 AND 34; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWESTERLY 150.35 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER OF LOTS 34, 35, AND 36; THENCE WITH THE COMMON LINE BETWEEN LOTS 35 AND 36, NORTHEASTERLY 182.44 FEET TO A POINT, SAID POINT BEING IN THE SOUTHWESTERLY CUL-DE-SAC OF LUNN CIRCLE; THENCE WITH THE MARGIN OF SAID LUNN CIRCLE, SOUTHEASTERLY A TOTAL DISTANCE OF 42.52 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE, SOUTHWESTERLY, A DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF LUNN DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 102.43 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOIS DRAKE, UNMARRIED, BY DEED FROM CONSTRUCTION PROPERTIES, INC., OF RECORD IN BOOK 5659, PAGE 589, DATED OCTOBER 1, 1980, SAID REGISTER'S OFFICE. BEING FURTHERED CONVEYED TO LOIS DRAKE, LIFE ESTATE AND REMAINDER TO TARA WOODS, BY QUITCLAIM DEED FROM LOIS DRAKE OF RECORD AS INSTRUMENT NO. 20071015-0121863, DATED OCTOBER 8, 2007, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3887 Lunn Drive, Nashville, TN 37218
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of August, 2010.

Lois Drake
LOIS DRAKE

Tara Woods
TARA WOODS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Lois Drake and Tara Woods, the herein bargainor(s), with whom I am personally acquainted (or proved to me on 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, this the 27th day of August, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072