WARRANTY DEED

R-SKOW-11-980

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Housley	new owner (NAME)	
980 Beech Bend Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15601001000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LOLA MAE FRYE, UNMARRIED
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LONNIE HOUSLEY AND DONNA HOUSLEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 819 ON THE PLAN OF HARPETH WOODS, SECTION FOUR, AS OF RECORD IN PLAT BOOK 5200, PAGE 560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOLA MAE FRYE, UNMARRIED BY DEED FROM TONY VAN GRINSVEN AND WIFE, KATHY VAN GRINSVEN, DATED 11/17/1993 AND FILED FOR RECORD ON 12/08/1993 IN BOOK 9180, PAGE 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 560; BOOK 6097, PAGE 560 AND FOR THE FLOW OF THE HARPETH RIVER, AS MUCH AS THEREON MAY FLOW, FROM TIME TO TIME, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 980 Beech Bend Drive, Nashville, Tennessee 37221-0353
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110019748 DEEDWARR
Recvd: 04/05/11 09:31 2 pgs
Fees:13.00 Taxes:214.60
20110405-0025989

Witness my/our hand(s) this 28th day of March, 2011.

Lola Mae Frye

Lola Mae Frye

STATE OF NC
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOLA MAE FRYE, the within named bargainor, 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.

Witness my hand and official seal, this the 26 day of March, 2011.

Tamara L Hubbard

Notary Public

My Commission Expires: 7-13-14

(SEAL)

TAMARA L. HUBBARD
NOTARY
PUBLIC
CATAWBA COUNTY, NC

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903