WARRANTY DEED

G-ZC-11-1702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Lockridge	Bank of America, N.A.	
1702 River Drive	(NAME) 840 Crescent Center Dr. #460	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin, TN 37067	08004009600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we MABLE LOWE, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY A. LOCKRIDGE AND JAMES A. LOCKRIDGE, WIFE AND HUSBAND , 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 7, PLAN OF NORTH SIDE ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF RIVER DRIVE, THE COMMON CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 243.9 FEET TO A POINT; THENCE NORTH 32 DEG. WEST 113.1 FEET TO A POINT; THENCE SOUTH 53 DEG. 30 MIN. WEST 49.6 FEET TO A POINT; THENCE NORTH 32 DEG. WEST 154 FEET TO A POINT; THENCE NORTH 22 DEG. 50 MIN. WEST 56.8 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SAID RIVER DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 275.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALBERT T. LOWE AND WIFE, MABLE LOWE, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM OSCAR ANDERSON, MARGARET A. CATE, WILLIAM C. ANDERSON, JR. AND MARVIN EUGENE ANDERSON, THE ONLY HEIRS AT LAW OF CATHERINE B. ANDERSON, RECORDED ON THE 8TH DAY OF SEPTEMBER, 1981 IN DEED BOOK 5792, PAGE 139, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALBERT T. LOWE HAVING DIED NOVEMBER 18, 1993 LEAVING PROPERTY TO MABLE LOWE AS HER SOLE AND SEPERATE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTOR; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2330, PAGE 122 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1702 River Drive, Nashville, Tennessee 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 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:T20110081620 DEEDWARR
Recvd: 12/27/11 11:49 2 pgs
Fees:13.00 Taxes:316.35
20111227-0100791

Witness my/our hand(s) this 22nd day of December, 2011.

Mable Lowe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mable Lowe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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