AFTER RECORDING PLEASE RETURN TO: Lawyer's Escrow Service Inc. 2021 Richard Jones Rd., Suite 220 Nashville, TN 37215	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 28th DAY OF June, 2013. Notary Public
B-VRES-13-1303	MY COMMISSION EXPIRES: (AFFIX SEAL) 7-6-14
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
David R. West, Jr.	First Community Mgt	
1303 Tremont Avenue	PO Box 246	
Nashville, TN 37212	Union City, TN 38281	105-01-0-204.00
(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 ELIZABETH L. LINGO AND JESSE S. LINGO, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID R. WEST, JR. AND JULE WEST, 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 NOS. 48, 49 AND THE WEST NINE INCHES OF LOT NO. 50 ON THE PLAN OF BOYD AMENT TRACT OF RECORD IN PLAT BOOK 21, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NOS. 48 AND 49 AND WEST PART OF LOT NO. 50 FRONT TOGETHER 102 1/4 FEET OF THE SOUTH SIDE OF TREMONT, FORMERLY HANCOCK STREET, AND RUN BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH L. LINGO, A MARRIED WOMAN AND JESSE S. LINGO, A MARRIED MAN BY DEED FROM PETER BATARSEH AND WIFE, TAMARA BATARSEH OF RECORD AT INSTRUMENT NO. 20060727-0090744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 26, 2006 AND RECORDED ON JULY 27, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 83, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1303 Tremont Avenue, Nashville, Tennessee 37212

(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:T20130056459 DEEDWARR
Recvd: 07/02/13 16:12 2 pgs
Fees:13.00 Taxes:1953.60
20130702-0068568

Witness my/our hand(s) this 28th day of June, 2013.

Elizabeth L. Lingo

Jesse S. Lingo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH L. LINGO AND JESSE S. LINGO, 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 28th day of June, 2013.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
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