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WARRANTY DEED

FROM: Mary Cloyd Ligon Laine, Grantor

TO: Ralph Laine, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2823 Lumar Lane Nashville, TN 37214	Same	85-9, 23 Field Book Numbers 3DC 68710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Mary Cloyd Ligon Laine
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of June, 1988.

Debra E. Emerson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 6-11-90

FOR AND IN CONSIDERATION OF love and affection, and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-110 for purposes of evidencing Grantor's intention to divest herself of all of her interest in the property hereinafter described and to vest in her husband, the Grantee herein, title to said property in fee simple, Mary Cloyd Ligon Laine, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ralph Laine, Grantee, his heirs, successors, and assigns, all of her interest as a tenant by the entirety in and to a 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. 96 on the Plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Register's Office for said County. Said Lot 96 fronts 149.03 feet on the southerly side of Lumar Lane and runs back 170 feet on the easterly line and 306.2 feet on the

westerly line, to a dead line, measuring 221.2 feet thereon.

Being the same property conveyed to Ralph Laine and wife, Mary Cloyd Ligon Laine by deed from W. H. Freeman and wife, of record in Book 2343, page 59, said Register's Office.

This is improved property, known as 2823 Lumar Lane, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. 1988 taxes, a lien, but which are not yet due and payable.

2. Such state of facts as an accurate survey would disclose.

3. Restrictions and easements filed for record November 19, 1954 in Book 2333, page 87, Register's Office for Davidson County, Tennessee.

4. The plan of record in Book 2331, page 6, which shows an Owner's Certificate, a set-back line of 90 feet from Lumar Lane, and a 10-foot easement along the east side line and the southeasterly or rear line for utilities, and an easement 2.5 x 20 feet fronting 2.5 feet on Lumar Lane at the northwest corner of the lot.

5. All other matters of record.

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, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor, as a tenant by the entirety, is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of June, 1988.

Mary Cloyd Ligon Laine
MARY CLOYD LIGON LAINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DEBRA E. EMERSON, a Notary Public of said County and State, MARY CLOYD LIGON LAINE, 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, at Office, this 21st day of June, 1988.

Debra E. Emerson
Notary Public

My Commission Expires: 9-11-90

DEBRA E. EMERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIFICATION REFERENCE

JUN 24 2 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN