THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth C. Lannom, et al 110 Becker Avenue Old Hickory, TN 37138	Same as New Owner	Map 64-9 Parcel 2 Field Book 4D 29535

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELIZABETH KATHLEEN LANNOM DOBBS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto KENNETH C. LANNOM, DOROTHY A. LANNOM and RICKY D. LANNOM, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 33, 34, 35 and 36 of Block "F" on the map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County.
>
> Said Lots Nos. 33, 34, 35 and 36 front 25 feet each on the northerly side of Center Street and run back between parallel lines 75 feet to a dead line.
>
> BEING the same property conveyed to Elizabeth Kathleen Lannom Dobbs by deed from Evie Lannom of record in Book 3818, page 745, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The GRANTEES shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants *in* common--that is, in the event of the death of any one or more of them the survivor or survivors shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate, with ownership, and title vested in the last survivor.

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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they map appear on the plan of record in Book 421, page 120, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 12th day of April, 1996.

"GRANTOR"

Elizabeth Kathleen Lannom Dobbs

ELIZABETH KATHLEEN LANNOM DOBBS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH KATHLEEN LANNOM DOBBS, 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, at office, this the 12th day of April, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Kenneth C. Lannom

Affiant

Sworn to and subscribed before me, this the 12th day of April, 1996.

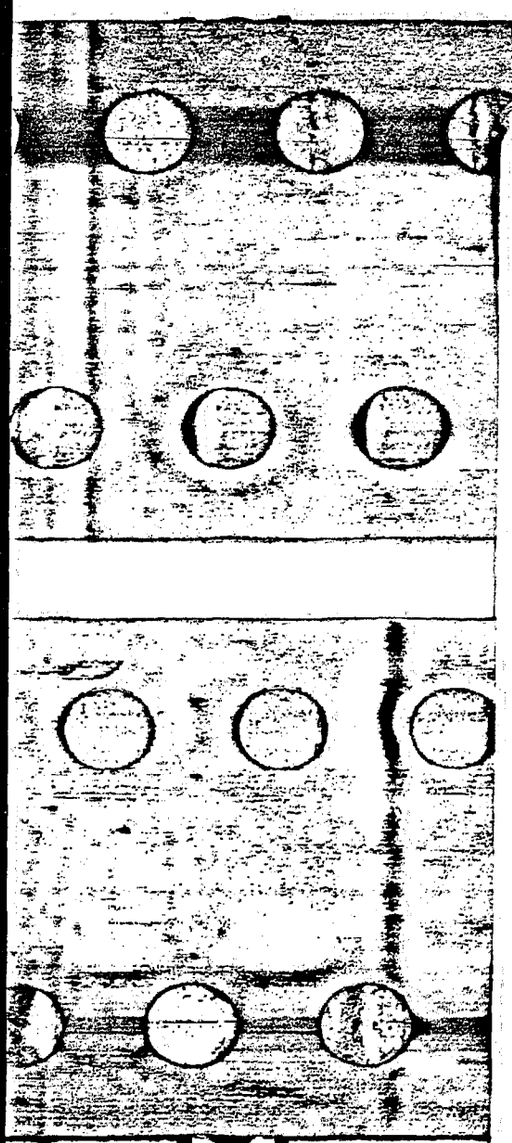
NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

0170944
IDENTIF. + REFERENCE

96 APR 15 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0067 04/15 0101 03CHECK 120.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10014 PG 575

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			04/15/96 01	08:31 0001 0067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170944
IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028025