File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-3-13-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,933.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHIL LANE	"NEW OWNER"	MAP 46
(NAME)	(NAME)	
4716 Bull Run Road		PARCEL 22
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEITH ALLEN LANE AND WIFE, BARBARA LOUISE LANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHIL LANE

HEREINAFTER CALLED 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 lying in the 13th Civil District of Davidson County, Tennessee, according to a survey by Cummings & Cummings, Surveyors, of record in Book 4885, Page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the North margin of Bull Run Road, said monument being the common South corner of the Howard R. Claude and Kearney Ramsey property, as of record in Book 4788, Page 99, Register's Office for Davidson County, Tennessee, and shown on Metro Tax Map 46, Parcel 20; thence, with the North margin of Bull Run Road, southeast along a curve having a radius of 3,635.09 feet a distance of 200.00 feet to a concrete monument, being the southwest corner of this property; thence, leaving Bull Run Road North 31 degrees 07' West 495.00 feet to an iron pin, being the northwest corner of this property; thence, North 83 degrees 23' 53" East 262.87' to an iron pin, being the common North corner of the Howard Claude and Kearney Ramsey property; thence, South 26 degrees 45' East 399.10 feet to a concrete monument to the point of BEGINNING.

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unimproved ( )
This is improved (X) property, known as 4716 Bull Run Road, Ashland City, TN 37015
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand s this 10th day of March 1999

Keith Allen Lane
KEITH ALLEN LANE

Barbara Louise Lane
BARBARA LOUISE LANE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEITH ALLEN LANE AND WIFE, BARBARA LOUISE LANE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of March 1999

Commission expires July 22, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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BEING the same property conveyed to Keith Allen Lane and wife, Barbara Louise Lane, by Deed from Christine Cunningham Hamblen, of record in Book 7951, Page 579, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Wraparound Deed of Trust executed by Keith Allen Lane and wife, Barbara Louise Lane to Christine Cunningham Hamblen in the original principal amount of $77,000.00, of record in Book 7951, Page 582, Register's Office for Davidson County, Tennessee.

"PREPARED SOLELY AT THE DIRECTION OF AND BASED ON INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION."

0567587
IDENTIFICATION REFERENCE
99 MAR 30 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.
RECORDED 03/30/99 01:01
FEE 25.00

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11407** PG. **101**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0567587

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	52933.66
CON TX	195.85
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	206.85
CHECK	206.85

03/30/99 01 14:45 0001 5455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444515