Box 1

BOOK 11587 PG. 356

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 1999

Elizabeth C Jupiter
Notary Public

MY COMMISSION EXPIRES: 5/26/2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon R. Hastings | | MAP 148-9 |
| (NAME) | (NAME) | |
| 351 Margo Lane | | PARCEL 51 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | 5DU2431 |
| (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, James S. Lance, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon R. Hastings

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 in Davidson County, Tennessee, being Lot No. 44 on the Map of Haywood Heights Subdivision, Seciton 2, of record in Book 2663, page 13, Register's Office for said County.

Said Lot No. 44 fronts 80 feet on the southeasterly side of Margo Lane and runs back 189.3 feet on the southwesterly line and 182.9 feet on the northeasterly line to a line in the rear measuring 80.3 feet thereon.

Being the same property conveyed to James S. Lance and wife, Mae Belle (McKnight) Lance by deed from Claude Albert Robinson, Jr. and wife, Willie Mae W. Robinson of record in Book 3501, page 413, Register's Office for Davidson County, TN. The said Mae Belle (McKnight) Lance having since died and the property vested in James S. Lance by estate by the entireties. James S. Lance and James Sherman Lance are one and the same person.* Ralph W. Lance and Ralph Wendell Lance being one and the same.

Subject to restrictions of record in Book 2640, page 447, said Register's Office.

This conveyance is subject to any and all existing easements of record and Subject to all matters shown on the plan of record in Book 2663, page 13, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 351 Margo Lane, Nashville, TN 37211
(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 my hand this 21st day of July 1999

James S. Lance — James S Lance

James S. Lance

By: Ralph W. Lance — By: Joanne Timmons

Ralph Wendell Lance *
by Power of Attorney recorded simultaneous herewith

Att. In Fact — Attn. In Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

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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 _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On July 21, 1999, before me personally appeared Ralph Wendell Lance and Joanne Timmons to me known to be the person who executed the foregoing instrument in behalf of James S. Lance and acknowledged that they executed same as the free act and deed of said James S. Lance for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1999.

My Commission Expires:

9/24/2002

Elizabeth E Tripley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1999 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.



06157.7
IDENTIF. → REFERENCE
99 JUL 26 PM 12:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11587 PG. 358

| | | |
|---|---|---|
| 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 |

0615737

IDENTIF. ↑ REFERENCE

99 JUL 26 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CHECK | $5500.00 |
| DON TX | 330.00 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| CFEE | 2.00 |
| TOTAL | 343.00 |
| CHECK | 343.00 |

26.99 12:50 0001 0054

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1495135