PREPARED BY

LENDER'S TITLE & ESCROW, LLC

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Instr:200002160015536 Page: 1 OF 4
REC'D FOR REC 02/16/2000 10:51:44AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $592.00

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LARRY A. RAYMON JOYNELL E. RAYMON 4351 Cato Road Nashville, Tennessee 37218	SAME

TAX MAP - PARCEL NUMBERS: 058-00-0-046.00

WARRANTY DEED

THIS DEED, made and entered into this the 11th day of February, 2000, by and between the **ESTATE OF BERNICE ADELIA LANHAM**, hereinafter referred to as **GRANTOR**, and **LARRY A. RAYMON AND JOYNELL E. RAYMON**, as Joints Tenants with full rights of survivorship, hereinafter referred to as **GRANTEE**;

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO

BEING PART OF THE PROPERTY CONVEYED to Fred Lanham and wife, Bernice Lanham by Warranty Deed from Elbert J. Davidson and wife, Rhiney L. Davidson of record in Book 2640, page 507, Register's Office for Davidson County, Tennessee and as corrected by Deed of Correction in Book 2696, page 419, said Register's Office. Bernice Lanham has since deceased, being predeceased by Fred Lanham, with the said Bernice Lanham leaving said property in her will to the following individuals: Stanley Dennis Lanham, Mark Leon Lanham, Danny Dale Lanham, Ricky Joe Lanham, Bonnie Sue Lanham Graves, and Janet Lea Lanham Hollis.

This property is conveyed subject to a Sanitary Sewers and/or Storm Drainage Easement in favor of Davidson County, of record in Book 8339, page 263, said Register's office.

This is improved property known as: 4351 Cato Road, Nashville, Tennessee, 37218

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, hereditaments, estate, title and interest unto the within named Grantee, their heirs and assigns forever.

GRANTOR FURTHER COVENANTS AND AGREES that they are is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered unless otherwise disclosed and set forth herein.

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,** their heirs and assigns, against the lawful claims of all persons whomsoever.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, on this the 11th day of February, 2000.

Stanley Dennis Lanham by Betty V. Lanham POA
Stanley Dennis Lanham, by Betty V. Lanham POA

Mark Leon Lanham By Danny D. Lanham P.O.A
Mark Leon Lanham, by Danny Dale Lanham POA

Ricky Joe Lanham
Ricky Joe Lanham

Danny Lanham
Danny Dale Lanham

Bonnie Lanham Graves
Bonnie Sue Lanham Graves

Janet Lanham
Janet ~~Lea~~ Lanham

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **BETTY V. LANHAM**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument as Attorney-in-Fact for **STANLEY DENNIS LANHAM** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **DANNY DALE LANHAM**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument as Attorney-in-Fact for **MARK LEON LANHAM** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **DANNY DALE LANHAM**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **RICKY JOE LANHAM**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **BONNIE SUE LANHAM GRAVES**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **JANET LEA LANHAM**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2000.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 11th day of February, 2000.

My commission expires:

Notary Public (Seal)

DESCRIPTION OF THE BERNICE LANHAM HEIRS PROPERTY :

Exhibit A

The property shown on the attached plat is located in the 13th Civil District of Davidson County, Tennessee; situated on the east side of Briley Parkway and the west side of Cato Road, approximately 0.43 mile north of the intersection with Tn. Highway 12 (Ashland City Highway); being Job Number 90023T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 22nd day of February, 1999 in detail as follows:

Beginning on a point in the center of the branch on the west right-of-way of Cato Road, being 22 feet from the center of said road, corner of John T. Ankenbauer (D.B. 10519 P. 271) and being the southeast corner of the herein described tract, thence running with the line of Ankenbauer N 87 degrees 55 minutes 51 seconds W 547.64 (passing through a half inch iron re-bar set at 47.00 feet for reference) to a five eights inch iron re-bar found by a 10 inch hackberry tree, corner of John T. Ankenbauer (D.B. 10519 P. 271) and Fred C. Shadowens (D.B. 4725 P. 75), thence running with the line of Shadowens N 87 degrees 43 minutes 56 seconds W 732.52 feet to a half inch iron re-bar found by a highway monument on the east right-of-way of Briley Parkway, corner of Fred C. Shadowens (D.B. 4725 P. 75), thence running with the east right-of-way of Briley Parkway for the next three calls as follows: N 00 degrees 30 minutes 28 seconds W 205.44 feet to a half inch iron re-bar set 0.50 feet west of a highway monument, thence N 07 degrees 48 minutes 05 seconds E 300.56 feet to a half inch iron re-bar set 0.84 feet north of a highway monument, thence N 03 degrees 17 minutes 24 seconds W 187.63 feet to a half inch iron re-bar set on the east right-of-way of Briley Parkway, corner of Elbert J. Davidson (D.B. 4800 P. 599), thence running with the line of Davidson S 70 degrees 33 minutes 54 seconds E 342.10 feet to a five eights inch iron re-bar found by a 13 inch hackberry tree, corner of Elbert J. Davidson (D.B. 4800 P. 599) and Harold D. Goins (D.B. 10754 P. 913), thence running with the line of Goins S 19 degrees 21 minutes 28 seconds E 724.40 feet to a five eights inch iron re-bar found by a corner post on the west right-of-way of Cato Road, being set 22 feet from the center of said road, corner of Harold D. Goins (D.B. 10754 P. 913), thence running with the west right-of-way of Cato Road for the next two calls as follows: S 22 degrees 56 minutes 33 seconds E 313.14 feet to a half inch iron re-bar set, thence along a curve to the left, having a delta of 03 degrees 55 minutes 59 seconds, a radius of 3,266.31 feet, a tangent of 112.15 feet, a chord of S 24 degrees 54 minutes 31 seconds E 224.17 feet, running along the curve for an arc length of 224.21 feet to the beginning, containing 14.88 acres more or less. . .

The above described tract being the remainder of the tract of land deeded to Fred Lanham and wife, Bernice Lanham of record in Deed Book 2696 Page 419 in the Office of the Register for Davidson County, Tennessee.

