BOX #14A
G#14259-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/01 10:57 2pgs
Fees:13.00 Taxes:4995.00
20010719-0076564

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00

Jonathon A. Shayne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN A. SHAYNE	"NEW OWNERS"	MAP 117-06-0
(NAME)	(NAME)	
2302 Golf Club Lane		PARCEL 012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #07DA-23610
(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, MEREDITH J. LANDRY AND GARY M. LANDRY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN A. SHAYNE and ANN M. SHAYNE, as equal tenants in common, and not as tenants by the entirety

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 part of Lot No. 1 on the Plan of Samuel Watkins, as of record in Book 57, Page 16, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., dated May 30, 1968, as follows:

BEGINNING at the Northwest intersection of Golf Club Lane and 23rd Avenue South; thence, with the North margin of Golf Club Lane, West 175 feet to an iron pin; thence, North 299.7 feet to an iron pin, located 0.4 feet East of a fence and 0.5 feet North of a 3 inch steel post; thence, East 175 feet to an iron pin in the West margin of 23rd Avenue South, 0.3 feet North of a 3 inch steel post; thence, South with the West margin of 23rd Avenue South, 299.7 feet to the BEGINNING.

BEING the same property conveyed to Meredith J. Landry and husband, Gary M. Landry, by Deed from Nate C. Parrish and wife, Nancy E. Parrish, of record in Book 10794, Page 354, 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 assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 2302 Golf Club Lane, Nashville, TN 37215
(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 18th day of July, 2001

Meredith J. Landry
MEREDITH J. LANDRY

Gary M. Landry
GARY M. LANDRY

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 MEREDITH J. LANDRY AND GARY M. LANDRY, WIFE AND HUSBAND

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 NASHVILLE, Tennessee, this 18th day of July, 2001.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, a _____, 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 _____, 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