Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,285.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JULY, 2001.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/01/01 16:39 2pgs
Fees:13.00 Taxes:356.25

20010801-0081788

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben L. Thompson	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 75 - 13, Parcel 149**
(NAME)	(NAME)	
325 Jacksonian Drive	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Memphis, TN 38101**	
(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, **The Estate of Jessie Lane, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN L. THOMPSON, AN UNMARRIED MAN AND RACHEL R. PEER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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. 31 on the Map of Hermitage Hills, Section 1, as of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northeasterly margin of Jacksonian Drive, at the common corner of Lot No. 30 and 31; thence with the line between said lots northeasterly 120 feet to a concrete monument at the common corner of Lot No.s 30, 31, and 32; thence southeastwardly 109.61 feet to a point in the northwesterly margin of Bonnaford Drive; thence with said margin southwestwardly 95.00 feet to a concrete monument at the beginning of a curve; thence around said curve 39.27 feet to a concrete monument in the northeasterly margin of Jacksonian Drive; thence northwestwardly with said margin 84.61 feet to the point of beginning.

Being the same property conveyed to Jessie Lane by deed of record in Book 7009, Page 976, Register's Office for Davidson County, Tennessee. The said Jessie Lane having since died intestate, The Administrator of the Estate of Jessie Lane is authorized to sell the real estate pursuant to the order of the Probate Court. Reference Docket O1P-55, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **325 Jacksonian Drive, Hermitage, TN 37076**

(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 hands** this **31st day of July, 2001**.

The Jessie Lane Estate

By: _____
Jere Lee Lane, Administrator

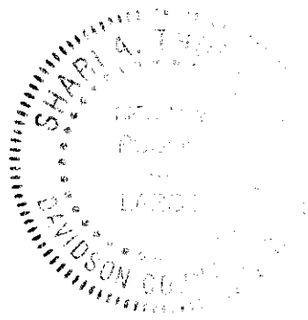
Attest: _____

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 Jere Lee Lane the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 31st day of July, 2001.

Commission expires:
1-29-05



_____
Notary Public