# WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 10-17-05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brendan Donelson (NAME) | The Community Bank (NAME) | MAP 072-14 |
| 1408 N. 14th Street (ADDRESS) | 5120 Maryland Way (ADDRESS) | PARCELS 171, 172 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | & 173 |

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, Lucille C. Lannom and Joyce Morrison, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brendan Donelson and Roger Austermiller, both married

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:

BEING Lots Nos. 9 and 10 on the Plan of Sharpe and Horn's 4th Addition to Nashville of record in Plat Book 161, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to A. L. Lannom and wife, Dora Myrtle Lannom, by deed from Maude Binkley Vardell and husband, Russell C. Vardell, of record in Book 1315, page 381, Register's Office for Davidson County, Tennessee; the said A. L. Lannom and Dora Myrtle both having since died with Dora Myrtle having predeceased A. L. Lannom and the Last Will and Testament of Alfred Lafayette Lannom (aka A.L. Lannom) of record in Will Book 229, page 165, in the Probate Court Clerk's Office for Davidson County, Tennessee, having devised a life interest in subject property to his wife, Lucille C. Lannom, and the remainder interest to Joyce Morrison. Also see Quitclaim Deed of record as Instrument No. 200007180070815, said Register's Officee.

Davidson County DEEDWARR
Recvd: 05/24/02 09:02 2pgs
Fees:13.00 Taxes:296.00
20020524-0063300

unimproved ( )
This is improved ( X ) property, known as 1408 N. 14th Street, Nashville, TN 37206
(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 17th day of May, 2002

Lucille C. Lannom
By: Lucille C. Lannom By Richard Cothern
Richard Cothern, Attorney-in-fact

Joyce Morrison
Joyce Morrison

**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 Joyce Morrison the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of May, 2002.

My Commission Expires: 10/25/03

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

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

Before me, the undersigned, a Notary Public in and for the County and State 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 corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

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

On this 17th day of May, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard Cothern to me known to be the person who executed the foregoing instrument in behalf of Lucille C. Lannom, and acknowledged that he executed the same as the free act and deed of the said Lucille C. Lannom.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of May, 2002.

My Commission Expires: 10/25/03

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

Notary Public

My Commission Expires: _____