WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00

Mary L. Lang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2003.

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: JULY 26, 2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay T. Lang	Walter Lang	Map 116-15
(NAME)	(NAME)	
420A 420 Lynnwood Boulevard	420A Lynnwood Blvd.	Parcel 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, Dwaine L. Anderson and wife, Leilani S. Boulware, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay T. Lang, 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:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 100 and the northerly 50 feet of Lot No. 101 on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete reference.

Said parts of Lot Nos. 100 and 101 front together 100 feet on the easterly side of Lynwood Boulevard and run back 400 feet, more or less, on the northerly line and 397 ½ feet, more or less, on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Dwaine L. Anderson and Leilani Boulware Southard, both unmarried by deed from H. Wallace Edwards, Jr. (individually and as Executor of the Estate of Thelma J. (Mrs. H. Wallace) Edwards) and spouse, Elizabeth Pride Edwards, of record in Book 9937, page 706, Register's Office of Davidson County, Tennessee. Leilani Boulware Southard has since married and now goes by Leilani S. Boulware.

This conveyance is made subject to all conditions and easements; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 102 and 103, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 420A 420 Lynnwood Boulevard, Nashville, TN 37205

(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 11th day of April, 2003.

Dwaine L. Anderson

Leilani S. Boulware

Davidson County DEEDWARR
Recvd: 04/15/03 08:30 2pgs
Fees:13.00 Taxes:4310.50

20030415-0049711

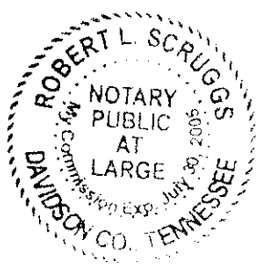
STATE OF TN

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Dwaine L. Anderson and Leilani S. Boulware, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of April, 2003.

Commission expires:



Robert L. Scruggs Notary Public