Davidson County DEEDWARR
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Fees:13.00 Taxes:1221.00
20040120-0007434

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

John R. Lindahl, Jr., and wife,
Alice L. Lindahl

TO: Larry Marks
7505 Highway 70S
Nashville, TN 37221

MAP: 142

PARCEL: 29.01

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **John R. Lindahl, Jr.**, and wife, **Alice L. Lindahl**, Grantors herein; have bargained and sold and by these presents do convey unto **Larry Marks**, Grantee herein, his heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being a part of Lot No. 3 on the Map showing the Division of the Lands in the Cause of Schild vs. Flynn in Part No. 1 of the Chancery Court at Nashville as shown by the Plan of record in Plan Book 3, page 15, of said Chancery Court and being known as Lot No. 3 on the unrecorded Map of the Lands of John and Joseph Flynn, and described as follows:
>
> Beginning at a point in the south margin of U. S. Highway No. 70 at the corner of Lot Nos. 2 and 3 of said unrecorded subdivision; thence with the line between said Lots, southerly 350 feet to a point; thence easterly 118.6 feet, more or less to a point; thence northerly 350 feet to a point in the south margin of U. S. Highway No. 70; thence with the margin of the same, westerly 118.6 feet, more or less, to the beginning.
>
> AND BEING the same property conveyed to John R. Lindahl, Jr. and wife, Alice L. Lindahl, by deed from George M. Parrott and wife, Janis C. Parrott, of record in Book 9626, page 156, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind

ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 15th day of January, 2004.

John R. Lindahl, Jr. by Martha Brooke Perry, Power of Attorney of record at Instrument No. 20040120-0007433 Register of Davidson County, Tennessee.
JOHN R. LINDAHL, JR.

Alice L. Lindahl by Martha Brooke Perry, Power of Attorney of record at Instrument No. 20040120-0007437 Register of Davidson County, Tennessee.
ALICE L. LINDAHL

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

*Martha Brooke Perry, as Attorney in Fact for both

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JOHN R. LINDAHL, JR. and wife, ALICE L. LINDAHL, the within named bargainors, 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, at office, this the 15 day of Jan, 2004.

** and that Martha Brooke Perry, as Attorney in Fact executed this instrument as the free act and deed for said Grantors and bargainors.

NOTARY PUBLIC

My commission expires: 7-30-05

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Grantee

SWORN to and subscribed before me

this the 15 day of Jan, ~~2004~~.

NOTARY PUBLIC

My commission expires: 7-30-05