Return to:

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040049

Cumberland Title Company
216 Centerview Dr. Suite 139
Brentwood, TN 37027

Send Tax Bills To:
RBC Mortgage
P.O. Box 948
Rocky Mount, NC 27802

Davidson County DEEDWARR
Recvd: 03/02/04 15:44 2pgs
Fees:13.00 Taxes:365.93
20040302-0023709

New Owner is:
Joe Lannon & Susanna Lannon
3817 Barlow Drive
Nashville, TN 37211

MAP: 148-09
PARCEL: 29.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cannon H. Wilson and wife, Elizabeth Wilson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joe Lannon and wife, ~~Susanna~~ Suzanna Lannon**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Being Lot No. 70, Section II Haywood Heights, as shown by plat of record in Plat Book 2663, page 13, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cannon H. Wilson by Deed from Steven L. Warner and wife, Lisa D. Warner dated 05/25/01, recorded 05/29/01, in Inst#200105290055307, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2640, page 447, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, page 13, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2004.

GRANTOR:

Cannon H. Wilson

Cannon H. Wilson

Elizabeth Wilson

Elizabeth Wilson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cannon H. Wilson and wife, Elizabeth Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of February, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whicheyer is greater, for this transfer is $98,900.00.

Affiant

SWORN TO and subscribed before me this 26 day of February 2004.

NOTARY PUBLIC

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires:

2.8.07