WARRANTY DEED

3/10 .25
13.00

Davidson County DEEDWARR
Recvd: 04/07/04 13:00 2pgs
Fees:13.00 Taxes:210.90

20040407-0039609

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Daryl Lane Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Lane Jr.	Southeastern Financial, Inc.	119-02-0/044.00
(NAME)	(NAME)	
206 Garwood Drive	3343 Perimeter Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37211	
(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, **Dorothy M. Lane, a widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Lane, Jr.**, Unmaried, 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 Lot No. 11 on the Plan of Cunningham Heights, as of record in Book 2331, Page 76, Register's Office for said County.

Said Lot 11 fronts 70 feet on the north side of Garwood Drive and runs back between lines, 162.34 feet on the west line and 169.37 feet on the east line to a dead line in the rear measuring 81.42 feet thereon.

Being the same property conveyed to Charles Edward Lane and wife, Dorothy M. Lane by Warranty Deed from Carl Batson, Inc. dated December 29, 1955 and filed for record in Book 2487, Page 499, Register's Office for Davidson County, Tennessee. The said Charles Edward Lane having died the property is vested to Dorothy M. Lane, a widow.

Subject to any and all matters appearing of public record in Plat Book 2331, page 76, said Register's Office
Subject to restrictive covenants conditions and restrictions of record in book 2480, page 453, Register's Office for Davidson County, Tennessee.
The 2004 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 206 Garwood Dr., Nashville, TN 37210
(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 my hand this 31st day of March, 2004.

Dorothy M. Lane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 3/31/2004, before me personally appeared Dorothy M. Lane to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2004.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

