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Davidson County DEEDWARR
Recvd: 04/19/04 13:36 3pgs
Fees:18.00 Taxes:188.70
20040419-0044111

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $51,000.00. **Affiant** Subscribed and sworn to before me, this 15th day of April, 2004. Notary Public My Commission Expires: JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Terry Canady and Diane Canady 8716 Poplar Creek Road Nashville, TN 37221	Same as New Owner	Map 154 Parcel 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES TREY LAMPLEY, III AND WIFE, LAURA MICHELLE LAMPLEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TERRY CANADY AND WIFE, DIANE CANADY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Beverly B. Lawson Subdivision, of record in Book 8250, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Trey Lampley, III and wife, Laura Michelle Lampley by deed from Beverly B. Lawson, of record as Instrument No. 20030123-0009841 and re-recorded as Instrument No. 20030129-0012365, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Davidson County taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 8250, page 846, Register's Office for Davidson County, Tennessee.

3. Possible rights of ingress and egress in and to Pinkerton Cemetery as shown on the Plat at Book 8250, page 846, said Register's Office.

4. Title to that portion of the land lying below the ordinary low water mark of Poplar Creek.

5. Easement for the flow of the waters of Poplar Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of Poplar Creek, free from diminution or pollution.

This is unimproved property known as 8700 Poplar Creek Road, Nashville, TN 37221.

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 covenant with the said Grantees that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of April, 2004.

Charles Trey Lampley, III

Laura Michelle Lampley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES TREY LAMPLEY, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA MICHELLE LAMPLEY**, with whom I am personally acquainted, and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007