RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/08/04 15:26 2pgs
Fees:13.00 Taxes:493.95
20040608-0067893

04TN02497

WARRANTY DEED

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$133,500.00 Terri N. Walker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of May, 2004
Notary Public
MY COMMISSION EXPIRES: 12/07/07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Lance Penix **4837 Lynn Drive** **Nashville, TN 37211**	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio TX 78288	133-14-0-044.00

FOR AND IN 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,

Lillian Coleman-Gordon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

T. Lance Penix, unmarried

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 Lot No. 83 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 83 fronts 100 feet on the northerly side of Lynn Drive and runs back between lines, 228.7 feet on the easterly line and 250 feet on the westerly line to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to Thomas W. Gordon and wife, Lillian Coleman-Gordon, by Quitclaim Deed from Thomas W. Gordon, dated March 11, 1999 and recorded March 16, 1999 in Book 11386, page 527, and being the same property previously conveyed to Thomas W. Gordon, unmarried, by Warranty Deed from Philip L. Gattis and wife, Amy L. Gattis, dated September 24, 1991 and recorded September 26, 1991 in Book 8450, page 684, Register's Office for Davidson County, Tennessee. The said Thomas W. Gordon having since died on June 26, 2000. The said property now being solely vested in Lillian Coleman-Gordon as surviving tenant by the entirety.

Subject to Restrictive Covenants of record in Book 2435, page 360, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 5377, page 649, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **4837 Lynn Drive, Nashville, TN 37211**
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 28th day of May, 2004.

Lillian Coleman Gordon
Lillian Coleman-Gordon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lillian Coleman-Gordon, unmarried**, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2004.

Commission Expires: 7/30/05

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____

Notary Public