Davidson County DEEDWARR
Recvd: 06/25/04 13:50 2pgs
Fees:13.00 Taxes:1073.00

20040625-0075757

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2567-2

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06

(AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
RICHARD D. LAWSON **MARY ANN LAWSON**	NEW OWNERS	**Map 131-07-0-G, Parcel 001.00co**
1916 Lone Oak Circle		
Nashville, TN 37215		

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,

POCAHONTAS B. McGEE DORAMUS and husband, JAMES DORAMUS

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

RICHARD D. LAWSON and wife, MARY ANN LAWSON

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A, Lot No. 2, of the Lone Oak Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lone Oak Place Condominiums, of record in Book 10532, Page 124, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10532, Page 141, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lone Oak Place Condominiums, of record in Book 8250, Page 782, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Pocahontas B. McGee, unmarried, by Warranty Deed from David Bailey and wife, Victoria M. Bailey, of record in Instrument No. 19991222-0306094, Register's Office for Davidson County, Tennessee. The said Pocahontas B. McGee having since married and now known as Pocahontas B. McGee Doramus or Pocahontas B. Doramus.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lone Oak Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; subject to easements on a Deed of record in Book 10212, Page 989, and re-recorded in Book 10245, Page 891, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.

JAMES Doramus, spouse of the above named Pocahontas B. McGee Doramus, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (__X__) Unimproved (____) property, known as: **1916 Lone Oak Circle, Nashville, TN 37215.**

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 convenant 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/our hand(s) this **23rd** day of **June, 2004.**

Pocahontas B McGee Doramus
POCAHONTAS B. McGEE DORAMUS

JAMES DORAMUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **POCAHONTAS B. McGEE DORAMUS and husband, JAMES DORAMUS,** 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 and official seal at Nashville, Tennessee, this **23rd** day of **June, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARCE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05