THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 06/28/04 11:00 2pgs
Fees:13.00 Taxes:236.80
20040628-0076290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $64,000.00.

Douglas Lee Langford
Affiant

Subscribed and sworn to before me this the 24th day of June, 2004.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires FEB. 10, 2008 My Commission Expires: 2-10-08

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas Lee Langford P.O. Box 90083 Nashville, Tennessee 37209-0083	Same	Map 091-14-0 Parcel 043.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, the beneficiaries under the terms of the last will of Willie Lee Langford, deceased, Mark Edward Langford, Pamela Arnold Langford, Jonathan Taft Langford and Jared Lee Langford, by and through his legal guardian, Pamela Arnold Langford,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas Lee Langford**, hereinafter called the Grantee, his heirs and assigns, their two-thirds (2/3) undivided interest in and to 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. 2, West Nashville Heights, Resubdivision of Lots 60-63, of record in Book 8250, Page 969, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.

INCLUDED in the aforedsecribed tract of land BUT EXPRESSLY EXCLUDED THEREFROM is that certain out-conveyance to the State of Tennessee as evidenced by deed of record in Instrument No. 20020416-0047207, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.

Being a part of the same property conveyed to Willie L. Langford and wife, Wilma Irene Langford, by deeds of record in Book 2299, Page 625; Book 7645, Page 304; Book 7645, Page 304; Book 7645, Page 302; and Book 5896, Page 717, Register's Office for Davidson County, Tennessee.

Willie Lee Langford having since died testate on September 8, 2003, unmarried. His wife, Wilma Irene Langford, having predeceased him on January 29, 2001. The last will of Willie Lee Langford dated July 24, 2001, having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 03P-1620, in Will Volume No. 5511/1280260, wherein he left the aforedescribed real property, to wit: one-third to his son, Douglas Lee Langford; one-third to his son, Mark Edward Langford; one-third to Pamela Arnold Langford, Jonathan Taft Langford and Jared Lee Langford.

Jared Lee Langford being a minor and letters of guardianship having since issued to Pamela Arnold Langford, his mother, by an order dated June 22, 2004, Davidson County Seventh Circuit Court No. 04P-951, thereby giving her authority to execute for and on behalf of the said minor child, court approval having been given to sell the subject real property.

The aforedescribed tract of land is not the principal place of residence of the Grantors herein.

By virtue of this deed conveying an undivided two-thirds interest to Douglas Lee Langford and by virtue of his inheritance by will of the remaining one-third interest, Douglas Lee Langford now owns the entire fee simple interest in and to said property.

This is improved property known as 5632 O'Brien Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 24th day of June, 2004.

MARK EDWARD LANGFORD

PAMELA ARNOLD LANGFORD

JONATHAN TAFT LANGFORD

PAMELA ARNOLD LANGFORD, as Legal Guardian for and on behalf of Jared Lee Langford, A Minor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Mark Edward Langford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: _____

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Pamela Arnold Langford, individually and as legal guardian of Jared Lee Langford, a minor, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: _____

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Jonathan Taft Langford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: _____

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008