RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

NEW OWNER:

PHILLIP BRIAN LANGLINAIS
1713 PORTER ROAD
NASHVILLE, TN 37206

SEND TAX BILLS TO:
Phillip Brian Langlinais
1807 Ordway Place
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-1466

Map 72
Group 16-O
Parcel 85.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/12/05 10:47 4 pg
Fees:23.00 Taxes:314.50
20050112-0004433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD RAY HAMILTON, individually and as Administrator of the Estate of Mellinnee R. Redmon, MAGDALENE MELTON, LOUISE GREEN and PATRICIA ANN VANATTA, being all the heirs at law of MELLINNEE R. REDMON, deceased,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PHILLIP BRIAN LANGLINAIS and wife, NATALIE K. LANGLINAIS, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 4 on the Plan of Peerman Heights of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lloyd P. Redmon and wife, Mellinnee R. Redmon, by virtue of a deed from J. G. Edwards and wife, Inez Edwards, dated October 21, 1952 and recorded in Book 2098, Page 523, Register's Office for Davidson County, Tennessee; the said Lloyd P. Redmon having since died on July 30, 2004, vesting title in Mellinnee R. Redmon as surviving tenant by the entirety. Mellinnee R. Redmon died intestate on October 25, 2004, survived by her sole heirs at law, to-wit: Magdalene Melton (sister of decedent's mother), and Donald Ray Hamilton, Louise Green, and Patricia Ann Vanatta (children of decedent's father's sister).

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 3, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of January, 2005.

Donald Ray Hamilton

DONALD RAY HAMILTON, individually and as Administrator of the ESTATE OF MELLINNEE R. REDMON

Magdalene Melton

MAGDALENE MELTON

By: Donald Ray Hamilton att. in fact

Donald Ray Hamilton, Attorney in Fact pursuant to Power of Attorney of record as Instrument No. _____

Louise Green

LOUISE GREEN

By: Donald Ray Hamilton att. in fact

Donald Ray Hamilton, Attorney in Fact pursuant to Power of Attorney of record as Instrument No. _____

Patricia Ann Vanatta

PATRICIA ANN VANATTA

By: Donald Ray Hamilton att. in fact

Donald Ray Hamilton, Attorney in Fact pursuant to Power of Attorney of record as Instrument No. _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD RAY HAMILTON, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF MELLINNEE R. REDMON,** 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 official seal at office this 7th day of January, 2005.

NOTARY PUBLIC

My commission expires: MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN Exp. 10/10/06

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONALD RAY HAMILTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MAGDALENE MELTON** the within-named bargainor, as the free act and deed of the said **MAGDALENE MELTON.**

WITNESS my hand and official seal at office, this 7th day of January, 2005.

NOTARY PUBLIC

My commission expires: MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN Exp. 10/10/06

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONALD RAY HAMILTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **LOUISE GREEN,** the within-named bargainor, as the free act and deed of the said **LOUISE GREEN.**

WITNESS my hand and official seal at office, this 7th day of January, 2005.

NOTARY PUBLIC

My commission expires: MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN Exp. 10/10/06

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONALD RAY HAMILTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **PATRICIA ANN VANATTA** the within-named bargainor, as the free act and deed of the said **PATRICIA ANN VANATTA.**

WITNESS my hand and official seal at office, this 7th day of January, 2005.

NOTARY PUBLIC

My commission expires: MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN Exp. 10/10/06

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00** .

AFFIANT

Sworn to and subscribed to before me this 7th day of January, 2005.

NOTARY PUBLIC

My commission expires: 03-22-2008

