WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/05 12:33 2 pgs
Fees:13.00 Taxes:518.00

20050318-0029994

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2005

NOTARY PUBLIC Deanie L. Gregory
AT Notary Public
LARGE
MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Square, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland K. Lancaster	SAME AS NEW OWNER	MAP 52-11
(NAME)	(NAME)	
220 Peeler Trail		PARCEL 31
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, T & S Investments, a Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland K. Lancaster and wife, Martha W. Lancaster

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. 20 on the Plan of Marlin Meadows, Section No. 3, as of record in Plat Book 2133, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T & S Investments by Warranty Deed from Betty Karen Bryan Cate of record in Instrument No. 20040604-0066194, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MARLIN MEADOWS, SECTION 3, AS OF RECORD IN PLAT BOOK 2133, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5321, PAGE 527, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved (X) property, known as 220 Peeler Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of March 2005

T & S Investments, a Partnership
By: Maynard Wayne Stevens partner

by Resa Turner
Attorney in fact

T & S INVESTMENTS, A PARTNERSHIP
Resa Turner partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Lesa Turner, with whom I am personally acquainted (or proved to be based on satisfactory evidence) and who, upon oath, acknowledged herself to be a Partner of T & S Investments, the within named bargainor, a Partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by herself as Partner.

Witness my hand and official seal at Madison, Tennessee, this the 16th day of March, 2005.

My Commission expires: 3/25/2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Lesa Turner, with whom I am personally acquainted (or proved to be based on satisfactory evidence) and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Wayne Stevens, a/k/a Maynard Wayne Stevens, a Partner of T & S Investments, the within named bargainor, a Partnership, and that she as such Attorney-in-Fact for such Partner, being authorized so to do (by Special Power of Attorney being recorded with this Instrument), executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by herself as Attorney-in-Fact for such Partner.

Witness my hand and official seal at Madison, Tennessee, this the 16th day of March, 2005.

My commission expires: 3/25/2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006