THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 04/28/05 13:46 3 pgs
Fees:18.00 Taxes:377.40
20050428-0047423

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mireille Lalanne	Same as new owner	Map 12
11480 Island Lakes Lane		Parcel 007
Boca Raton, FL 33498-6828		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PEGGY B. TROUTT, a widow, by and through her attorney-in-fact, PEGGY T. TAYLOR, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MIREILLE LALANNE, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of personal land in the 10th Civil District of Davidson County, Tennessee described according to a survey dated December 20, 2004 by Tommy E. Walker, Registered Land Surveyor, Licenses No. 1465 as follows:

BEGINNING at an iron pin in the westerly margin of Old Springfield Pike, being the northeast corner of this tract, a corner to the property conveyed to James B. Troutt and wife, Thelma D. Troutt by deed of record in Book 7013, page 169, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Old Springfield Pike on a curve having a radius of 1,588.74 feet, a tangent of 66.63 feet, a delta of 4 deg. 48 min. 10 sec., a chord of 133.14 feet and a chord bearing of S 32 deg. 38 min. 21 sec. E for a length of 133.18 feet to an iron pin; thence continuing with the said margin of the said road S 35 deg. 02 min. 26 sec. E 239.88 feet to an iron pin; thence on a curve having a radius of 254.33 feet, a tangent of 40.11 feet, a delta of 17 deg. 55 min. 27 sec., a chord of 79.24 feet and a chord bearing of S 26 deg. 04 min. 43 sec. E for a length of 79.56 feet to an iron pin; thence continuing with said margin of said road S 17 deg. 06 min. 59 sec. E 78.07 feet to an iron pin; thence leaving Old Springfield Pike, with a fence row S 72 deg. 47 min. 08 sec. W 258.47 feet to an iron pin in the margin of the CSX Railroad property; thence with a fence row 62 deg. 00 min. 00 sec. W 829.34 feet to an iron pin; a corner to the property conveyed to James B. Troutt, et ux; thence with the line of the property of James B. Troutt, et ux N 76 deg. 41 min. 10 sec. E 717.26 feet to an iron pin marking the point of beginning and containing 6.251 acres, more or less.

BEING a part of the same property conveyed to Jesse F. Troutt, Sr. and wife, Peggy B. Troutt by deed from Ottie C. Robinson and wife, Georgia Robinson filed for record in Book 1583, page 615, Register's Office for Davidson County, Tennessee. The said Jesse F. Troutt, Sr. died on August 3, 1973, as a result of which Peggy B. Troutt became vested with ownership and title to the said property as surviving tenant by the entirety.

The mailing address for the said property is 8125 Old Springfield Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTOR, covenants with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

2. Subject to the right of way of CSX Railroad, if applicable.

3. Subject to an implied easement for ingress and egress over a part of the existing gravel driveway from Old Springfield Pike to the property conveyed to James B. Troutt and wife, Thelma D. Troutt of record in Book 7013, Page 169, Register's Office for Davidson County, Tennessee, which land was a part of the original tract conveyed to Jesse F. Troutt, Sr. and wife, Peggy B. Troutt by deed of record in Book 1583, Page 615, said Register's Office and which easement has been used for ingress and egress since September 5, 1986.

And, the GRANTOR, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Peggy T. Taylor executes this deed for and on behalf of Peggy B. Troutt under the terms and conditions of a Durable-General Power of Attorney dated August 30, 1995 and filed for record simultaneously with this deed as Instrument No. _____.

WITNESS our hands on the day and date last acknowledged below, the day of the last acknowledgment being the effective date of this deed.

"GRANTOR"

Peggy B. Troutt
PEGGY B. TROUTT

By: Peggy T. Taylor, attorney-in-fact
PEGGY T. TAYLOR, Attorney-in-fact

"GRANTEES"

Mireille Lalanne
MIREILLE LALANNE

STATE OF SOUTH CAROLINA }
COUNTY OF ORANGEBURG }

On this the 21 day of April, 2005, before me, personally appeared PEGGY T. TAYLOR, to me known to be the person who executed the foregoing instrument on behalf of PEGGY B. TROUTT, and acknowledged that she executed the same as the free act and deed of the said PEGGY B. TROUTT.

WITNESS my hand and official seal this the 21 day of April 2005.

Notary Public
NOTARY PUBLIC

My Commission Expires: 4/2/08

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIREILLE LALANNE, a married woman, 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, at office, this 27th day of April, 2005.

HOMER R. AYERS
Notary Public At Large Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of April, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large Exp. 8/20/2005
STATE OF TENNESSEE