WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/05 13:50 2 pgs
Fees:13.00 Taxes:566.10
20050518-0056176

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayward L. Posey	**Guaranty Trust Company**	**135-16-0-A 086.00 CO**
(NAME)	(NAME)	
2612 Somerset Drive	**640 Broadmor, #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Murfreesboro, TN 37129**	
(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, **Alfred E. Lane and wife Connie E. Lane**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hayward L. Posey and wife Cheryl Ann Posey**, 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. 110 on the Plan of Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for said County, to which reference is a made for a more complete description.

Being the same property conveyed to **Alfred E. Lane and wife Connie E. Lane** by deed of record in Book 10076, Page 241, Register's Office for **Davidson** County, Tennessee.

Connie E. Lane executes this instrument on behalf of Alfred E. Lane as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050518-0056175, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2612 Somerset Drive, Nashville, TN 37217**

(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/our hand(s)** this **11th day of May, 2005**.

Alfred E. Lane by Connie E. Lane Atty in fact
Alfred E. Lane

Connie E. Lane
Connie E. Lane

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Connie E. Lane the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May 2005.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee County of Davidson

On this 11th day of May, 2005 before me personally appeared Connie E. Lane, the person who executed the foregoing instrument on behalf of Alfred E. Lane, and acknowledged that she executed the same as the free act and deed of the said Connie E. Lane, through Power of Attorney granted Connie E. Lane, by the said Alfred E. Lane.

Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.