Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/16/05 09:09 2 pgs
Fees:13.00 Taxes:1443.00
20050916-0111386

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2005.

Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert B. Lankford	Owner	**116-12 117.00**
3905 Abbott Martin Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert T. Hassett and wife, Ann C. Hassett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert B. Lankford, a married man

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, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, Page 102 and 103, Register's Office for said County, and particulary shown on the Plan of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4 and 5, Register's Office, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 29, 1955, as follows:

Beginning at a point in the south margin of Abbott Martin Road at the northeast corner of Lot No. 96-A, said point being 560 feet, more or less, as measured along, a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along the esaterly line of Lot No-A, south 5 degrees 50" east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16 degrees 45" east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8 degrees 50" east 370.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same north 84 degrees 30 minutes west 157.75 feet to the beginning.

Being the same property conveyed to Robert T. Hassett and wife, Ann C. Hassett by deed from Primacy Closing Corporation, a Corporation of record in Instrument No. 20020819-0100043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3905 Abbott Martin Road, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 12th day of September, 2005.

Robert T. Hassett

Robert T. Hassett

Ann C. Hassett

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert T. Hassett and Ann C. Hassett**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **September, 2005.**

E. Mannix

Notary Public

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-25-06