Davidson County DEEDWARR
Recvd: 05/19/06 08:50 2 pgs
Fees:13.00 Taxes:462.50

20060519-0058781

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

LEE SAVAGE NOTARY

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 3-31-07

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coryon Clark **318 Pitts Ave.** **Old Hickory, TN 37138**	**New Owner**	**53-16-200.00**

FOR AND IN 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,

Frederick G. Lane and wife, Jeri H. Lane

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

Coryon Clark, a single 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, being Lot No. 2 on the plan of Lois & Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Book 8250, Page 328, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick G. Lane by Warranty Deed from Toni Duty Phillips, unmarried of record at Instrument No. 20031230-0183681, Register's Office for Davidson County, Tennessee, dated December 19, 2003.

Unimproved ( )
This is improved (X) property known as **318 Pitts Ave., Old Hickory, TN 37138**
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 our hands this 15th day of May, 2006.

Frederick G. Lane
Frederick G. Lane

Jeri H. Lane
Jeri H. 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 **Frederick G. Lane and wife, Jeri H. 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 Old Hickory, Tennessee, this 15th day of May, 2006.

Commission Expires: 3.31.07

Notary Public

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON

My Commission Expires MAR. 31, 2007

FL
JL