Davidson County DEEDWARR
Recvd: 09/01/06 13:37 2 pgs
Fees:13.00 Taxes:277.50

20060901-0108416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3807

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

John Paul Rankin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2006.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/2010

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY JANIS L. DUREE

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Paul Rankin	Bancorp South	61-6
(NAME)	(NAME)	
3513 Meadowwood Drive	5217 Maryland Way	49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Murfreesboro, TN 37129	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Shenita D. Lancaster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Paul Rankin and Shawn Brian Dunn

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:

Being part of Lot No. 3 on the unrecorded Map of D. H. Thompson Lots on Maplewood Lane, more particularly described according to a survey thereof made August 22, 1953, and revised September 18, 1954, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a railroad spike in the center of Maplewood Lane, at the common corner of Lots No. 2 & 3; thence along the line between said tow Lots, South 25 degrees 38 minutes West 418.5 feet to a point; thence North 11 degrees 30 minutes East 392.5 feet to the center of Maplewood Lane; thence in an easterly direction along the center of Maplewood Lane, 100 feet to the point of beginning.

Being the same property conveyed to Shenita D. Lancaster, unmarried, partly by deed of record in Book 10706, page 597, and partly by deed of record in Instrument No. 20060901 0106415, Register's Office for Davidson County, Tennessee.

This is improved property known as 544 Maplewood Lane, Nashville, TN 37216

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 her hand this 31st day of August, 2006.

Shenita D. Lancaster
Shenita D. Lancaster

06-3807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Shenita D. Lancaster the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 31st day of August, 2006.

My commission expires 3/15/2010

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____

Shenita D. Lancaster, unmarried

the bargainor____, 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 and official seal at Goodlettsville, Tennessee, this 31st day of August, 2006.

My commission expires 3/15/2010

DAVIDSON COUNTY
JANIS DUREE
STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public Janis L. Duree