File No. 20060513

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 12:56 2 pg:
Fees:13.00 Taxes:240.50
20070112-0005296

RACHEL ATKINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Daniel S Lain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 10/07/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Steven Lain	New Owner	4-52.00
(NAME) 8491 Riley Adcock Rd.	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Mabel K. Lain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Steven Lain and wife, Sheri Lain, 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:

SITUATED in the 14th Civil District of Davidson County and lying on the East side of the Nashville and Springfield Pike, more particularly described as follows, to-wit:

BEGINNING at a point in the center of the Nashville and Springfield Pike, the Northwest corner of a tract of land conveyed to C.H. Lain and wife, Mattie B. Lain as is of record in Book 509, Page 234, in the Register's Office for said County; thence North 84 1/4° East 350 feet to a point; thence South 43 3/4° East 125 feet to a point; thence South 84 1/4 ° West 350 feet to a point in the center of the Nashville and Springfield Pike; thence with the center of said Pike, North 43 3/4° West 125 feet to the beginning, containing one (1) acre, more or less.

BEING the same property conveyed to Cecil E. Lain and wife, Mabel K. Lain by deed from C.H. Lain and wife, Mattie B. Lain dated September 30, 1949 and filed for record in Book 1757, Page 587, in the Register's Office for Davidson County, Tennessee. And also being the same property conveyed to Mabel K. Lain by Quitclaim Deed from Cecil E. Lain dated March 18, 2002 and filed for record on August 29, 2002 in Instrument Number 200208290104567, in the Register's Office for Davidson County, Tennessee.

Judy Lain Goins executes this instrument on behalf of Mable Knight Lain, pursuant to Power of Attorney record in Book 11370, Page 726, Register's Office for Davidson County, Tennessee.

Mable Knight Lain and Mabel K. Lain are one and the same person.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 8230 Whites Creek Pike, Joelton, TN 37080
(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 hand this 10th day of January, 2007.

Mabel K. Lain
Mabel K. Lain

BY: Judy Lain Goins
Judy Lain Goins, Attorney-in-Fact

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Lain Goins with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Mabel K. Lain as her Attorney in Fact as the free act and deed of the within named Mabel K. Lain.

Witness my hand and official seal this 10th day of January, 2007.

Commission expires: 10/07/09

Notary Public

