WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/07 08:57 2 pgs
Fees:13.00 Taxes:222.00
20070215-0019099

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Wanda Williams
Affiant

Subscribed and sworn to before me this 14 day of Feb., 2007

Daphne M Davis
Notary Public

My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wanda Williams	SAME	064-13-0-014.00
1804 Brook Valley Place		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Raymond Dwight Lane**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 of Block 3, on the plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts Fifty (50) feet on the east side of Hadley Road, and extend back eastwardly, One Hundred and Fifty (150) feet to an alley fifteen (15) feet wide.

Included on the above conveyance but EXPRESSLY EXCLUDED is the following:

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interferer with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the north boundary of the William C. Burnett property and the east margin of Old Hickory Boulevard, thence along the said east margin north 14 degrees 21 minutes 20 seconds west 50 feet more or less to a point, thence south 75 degrees 39 minutes east 15 feet more or less to a point, thence south 14 degrees 21 minutes 20 seconds east 50 feet, more or less to a point in the said north boundary, thence along the said north boundary south 75 degrees 39 minutes west 15 feet more or less to the point of beginning and containing 750 square feet and being part of the property conveyed to William Lane and wife, Lillian Lane of record in Book 876, page 609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William P. Lane and wife, Lillian Lane, by deed from WA Bryan and wife, Emma Berry Bryan, on January 21, 1932, of record in Book 876, page 609, Register's Office for Davidson County, Tennessee. The said Lillian Lane having died on January 11, 1988, leaving said property to William P. Lane by right of survivorship. And further conveyed to Raymond Dwight Lane by Quitclaim Deed Reserving Life Estates from William P. Lane on August 14, 2000 of record in Instrument Number 20000815-0080815, said Register's Office. The said William P. Lane died on March 14, 2006, leaving property to Raymond Dwight Lane by reversion.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 064-13-0-014.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 117, Register's Office Davidson County, Tennessee.

This is improved property known as: **4320 Old Hickory Boulevard, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 14, 2007.

Raymond Dwight Lane

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond Dwight Lane** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 14, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY