THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
392 Harding Place, Suite 230, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 02/26/07 13:11 3 pgs
Fees:18.00 Taxes:186.85
20070226-0023517

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Michael Troy Lannom 7500 Waterdale Dr. Nashville TN 37221	Same	Map 91-9 Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Vernon Fred Frame and Patricia A. Frame Dedmon,

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Michael Troy Lannom and Raymond E. Lannom

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being the southerly 50 feet of the northerly 100 feet of the easterly 150 feet of Lot No. 36 on the plan of the Subdivision of the B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 50 feet on the westerly side of Vernon, formerly Cockrill Avenue, and runs back from the center of said avenue, 150 feet to a dead line.

Being the same property conveyed to Vernon F. Frame, Edward L. Frame and Patricia A. Frame by deed from Vernon W. Frame and wife, Julia M. Frame with Vernon W. Frame and wife, Julia M. Frame retaining a life estate, of record in Book 9952, page 687, Register's Office for Davidson County, Tennessee. The said Julia M. Frame having since died 11/4/05. Edward L. Frame aka Edward Lee Frame having conveyed his interest to Darlene Taylor Frame of record in Instrument No. 20030616-0082422 and Susan R. Limor, Trustee, for Edward Lee Frame and Darlene Taylor Frame having conveyed their interest to Patricia A. Frame and Vernon Fred Frame of record in Instrument No. 20051109-0135640, Register's Office for Davidson County, TN.

The said Patricia A. Frame having since married and now being Patricia A. Frame Dedmon.

Guy Dedmon joins in this conveyance to convey any interest he may have as the husband of Patricia A. Frame Dedmon.

Frances Frame joins in this conveyance to convey any interest she may have as the wife of Vernon Fred Frame.

The said Vernon W. Frame joins in this conveyance to convey his life estate.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, pages 134-135, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property at 607 Vernon Avenue, Nashville, TN 37209.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 14th day of February, 2007.

Vernon Fred Frame
VERNON FRED FRAME

Frances Frame
FRANCES FRAME

Patricia A. Frame Dedmon
PATRICIA A. FRAME DEDMON

Guy Dedmon
GUY DEDMON

Vernon W. Frame by Patricia Ann Frame attorney in fact
Vernon W. Frame by Vernon Fred Frame attorney in fact
VERNON W. FRAME
By Vernon Fred Frame and Patricia Ann Frame by Power of Attorney of record in Instrument No. 20070226-0023516 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON FRED FRAME, FRANCES FRAME, PATRICIA A. FRAME DEDMON and GUY DEDMON, the within named bargainors, 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 and official seal at Nashville, Tennessee, this 14th day of February, 2007.

My Commission Expires:

11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauri A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 19, 2007, before me personally appeared Vernon Fred Frame and Patricia A. Frame Dedmon, to me known to be the person who executed the foregoing instrument in behalf of Vernon W. Frame and acknowledged that they executed same as the free act and deed of said Vernon W. Frame for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2007.

My Commission Expires:

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $50,500.00.

2-19-07

AFFIANT

Subscribed and sworn to before me this 19th day of February, 2007.

My Commission Expires:

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
NOTARY PUBLIC