

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Rebecca Nicole Lemon Douglas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF May, 2007.

NOTARY PUBLIC

My Commission expires: 10/20/10

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

John Kenneth Lemon and Christy Lee Lemon, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
Rebecca Nicole Lemon Douglas 2837 Lakeland Drive Nashville, TN 37214	Same	096-213.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **John Kenneth Lemon and Christy Lee Lemon, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Nicole Lemon Douglas,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 83, as shown on the map entitled Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 83 fronts 75.1 feet along the southerly margin of Lakeland Drive and runs back between lines 149.2 feet on the westerly side and 158.3 feet on the easterly side of a dead line n the rear and measures 80 feet on said dead line.

Being the same property conveyed to John Kenneth Lemon and Christy Lee Lemon, Husband and Wife, by deed from John Alfred Cooper and wife, Ina Bell Cooper, of record as Instrument No: 20040420-0044398, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
2837 Lakeland Drive, Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/11/07 15:47 2 pgs
Fees:13.00 Taxes:384.80

20070511-0056958

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have not been prorated and are being fully assumed by and are the responsibility of Buyer.

2. Easement, setbacks and all other matters shown on the Plan of Twin Lawn Subdivision, as of record on Book 2331, Page 9, Register's Office for Davidson County, Tennessee

3. Restrictive covenants recorded in Book 2338, page 511, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, his heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **John Kenneth Lemon and Christy Lee Lemon, Husband and Wife,** have caused this instrument to be executed, this the 4th day of May, 2007.

John Kenneth Lemon

Christy Lee Lemon

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Kenneth Lemon and Christy Lee Lemon, Husband and Wife**, 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.

This the 4th day of May, 2007.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY