This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070301

Davidson County DEEDWARR
Recvd: 06/25/07 10:36 3 pgs
Fees:18.00 Taxes:292.12
20070625-0075420

**Send Tax Bills To:**
Pinnacle Financial Corp
2611 Technology Dr.
Orlando FL 32804

**New Owner is:**
Michelle Phillips
3002 Woodymore Place
Antioch TN 37013

MAP: 149-03

PARCEL: 110

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennings H. Lane and wife, Betty F. Lane**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle Phillips,** unma rried, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

2456 Scott Valley Dr., Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 7-B on the Zone Lot Division of Lots 7 and 8, of Edge-O-Lake Villa, of record in Plat Book 6900, Page 606, amending Plat Book 5200, Page 644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jennings H. Lane and wife, Betty F. Lane, by Deed from Thomas Koppes and wife, Imelda Yago-Koppes, dated October 11, 1999, filed for record on October 14, 1999, of record in Deed Book 11704, Page 301, Register's Office for Davidson County, Tennessee.

J&L by JLH AIF
BFL by JLH AIF
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of June, 2007.

GRANTOR:

Jennings H. Lane by Judith Lane Huff as attorney in fact

**Jennings H. Lane, by Judith Lane Huff as Attorney-in-Fact**

Betty F. Lane by Judith Lane Huff as attorney in fact

**Betty F. Lane, by Judith Lane Huff as Attorney-in Fact**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE)**
**COUNTY OF WILLIAMSON)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Judith Lane Huff** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds valid powers of attorney executed by **Jennings H. Lane and Betty F. Lane,** and acting under such powers of attorney she executed the foregoing instrument for the purposes there in contained. Powers of Attorney appearing of record in Instrument Number 20070625000 25418 and in Instrument Number 20070625000 25419 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 21st day of June, 2007.

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
My Commission Expires

Witness my hand and seal on this the 21st day of June, 2007.

State of Tennessee, Davidson County ss:

The actual consideration or value, whichever is greater, for this transfer is $78,950.00

**Affiant**

**SWORN TO** and subscribed before me this 21st day of June, 2007.

NOTARY PUBLIC
My commission expires:

5/22/10

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.