Davidson County DEEDWARR
Recvd: 10/16/07 11:13 2 pgs
Fees:13.00 Taxes:333.00

20071016-0122572

State of Tennessee
County of ~~Williamson~~ DAVIDSON

The actual consideration or value whichever is greater is $90,000.00

Subscribed and sworn before me this the 10th day of October, 2007.

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

700677

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Gregory A Trudeau and Anita C. Trudeau
~~136 A&B Vandiver Drive~~ 1109 Horseshoe Cove
~~Madison, Tn 37115~~ Mount Juliet, TN 37122

Send tax bills to:
Gregory A. Trudeau
Anita C. Trudeau
1109 Horseshoe Cove
Mount Juliet, TN 37122

Map 43-12, Parcel 52

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gregory J Lammert, An Unmarried Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Gregory A Trudeau and Anita C. Trudeau, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 23 on the unrecorded Plan of Vandiver Subdivision of the cast one-half of Tract No. 9, on the Anderson Land in the 11th Civil District of Davidson County, described according to the Plan made by Ewell Anderson in July of 1944, as follows: Beginning at a point in the northeasterly margin of Vandiver Drive at a common corner of Lots No. 22 and 23; thence along the margin of said Drive in a northwesterly direction of 50 feet to a point; thence extending back between two parallel lines 157 feet more or less, to a point in the low water mark of the Cumberland River, the rear line measuring 50 feet thereon.

Being all of the property conveyed to Gregory J. Lammert by Deed of record in Instrument No. 20051123-0141999; dated 11/21/05; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 136 A&B Vandiver Drive, Madison, TN, 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 10th day of October, 2007.

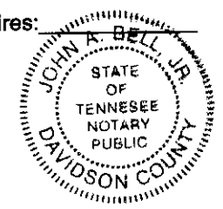
Gregory J Lammert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gregory J Lammert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My commission expires:



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#3106
18b