WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/08 13:51 3 pg:
Fees:18.00 Taxes:120.25

20080103-0000700

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory Attorney-At-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Don Johnson~~ Bobby Smith (NAME)	SAME AS NEW OWNERS (NAME)	MAP AND PARCEL
1390 Bain Drive (ADDRESS)	(ADDRESS)	07107019500
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cordia M. Lamb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Johnson and Bobby Smith, **a one-half undivided interest each as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being the West one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines 164.69 feet, more or less, on the westerly line and 165.23 feet, more or less, on the easterly line, to the north margin of an alley on which it measures 50 feet.

Being part of the same property conveyed to Edgar L. Lamb and wife, Cordia M. Lamb from Herbert L. Crowder and wife, Nellie B. Crowder by Warranty Deed recorded in Book 2399, Page 417 in the Register's Office for Davidson County, Tennessee. The said Edgar L. Lamb having since died.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS DESCRIPTION IS THAT CERTAIN DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8342, PAGE 699 FOR PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT DESCRIBED AS FOLLOWS TO-WIT:

PERMANENT RIGHT-OF-WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed along the easterly E.L. Lamb, et ux property boundary held in common with James Cole, et ux property S 2 deg. 49' 29"W, 5 feet, to a point; Thence, with a curve to the right having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50.01 feet, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux

CONTINUED

unimproved ( )
This is improved (X) property, known as 304 East Trinity Lane (House Number) (Street) Nashville, TN 37207 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 2nd day of January, 2008

Cordia M. Lamb

Cordia M. Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cordia M. Lamb

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of January, 2008.

Commission expires 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 5 feet, to a point, said point being the existing northwesterly corner of the E.L. Lamb, et ux property and being held in common with J. T. Satterfield, et ux property; Thence, along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 85 deg. 57' 30" East, and a length of 50.01 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new southerly right-of-way margin of Trinity Lane, said point being the new northeasterly corner of the E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed 52 deg. 49' 29" West, 10 feet, more or less, to a point; Thence, N 86 deg. 12' 36" West, 50 feet, more or less, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 10 feet, more or less, to a point, said point being the new northwesterly corner of the E.L. Lamb, et ux property and being held in common with J.T. Satterfield, et ux property; Thence, along the new southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50 feet, more or less, to the point of beginning. Total temporary construction easement containing 500 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of Trinity Heights, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Permanent right-of-way easement and Temporary Construction Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8342, Page 699, Register's Office for Davidson County, Tennessee.