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Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
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Fees:13.00 Taxes:262.70
20080306-0022838

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $71,000.00**

**Affiant**

**Subscribed and sworn to before me, this 22nd day of February, 2008.**

**Notary Public**
**My commission expires:** 7-24-10

JOHN GLEAVE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**02-0802-45921**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Alexis Springer<br>1205 Emmett Avenue<br>Nashville TN 37206 | New Owner | 083-01-0 028.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas C. Lannom and Charles M. Lannom and Linda G. Lannom, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alexis M. Springer, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 1, of Block "A", on the Plan of Tim H. Moore's Subdivision, of record in Plat Book 332, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description, and more particularly described as follows:

Beginning at a point in the easterly margin of Emmett Avenue, 201 feet north of the north margin of West Greenwood Avenue; thence easterly 131 feet, more or less, to a point; thence northerly 57.5 feet to the southeast corner of the property conveyed to Paul Edward Gomez and wife, by deed of record in Book 2102, Page 485, said Register's Office; thence with Gomer's south line westerly 135 feet, more or less, to a point in the east margin of Emmett Avenue; thence with the margin of the same southerly 57.5 feet to the beginning.

Being the same property conveyed to C. D. Lannom and wife, Mary C. Lannom by deed from C. H. Lane, Jr. and wife, Katherine Lane, dated June 2, 1959, recorded June 19, 1959, of record in Book 2921, Page 327, Register's Office for Davidson County, Tennessee. The said C.D. Lannom having predeceased Mary C. Lannom. The said Mary C. Lannom, having since died April 7, 2007 testate, leaving subject property to Thomas C. Lannom and Charles M. Lannom and Linda G. Lannom, as sole HEIRS AT LAW as evidenced by Affidavits of Heirship recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1205 Emmett Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

defend the title to said land to 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 22nd day of February, 2008.

Thomas C. Lannom

Charles M. Lannom

Linda G. Lannom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas C. Lannom and Charles M. Lannom and Linda G. Lannom , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of February, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON