Davidson County DEEDWARR
Recvd: 04/29/08 10:34 2 pgs
Fees:13.00 Taxes:802.90

20080429-0043563

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Alison L. Russell
Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2008.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

G-VRE-08-1807

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce F. Langer	American Mortgage Network	
4216 Dana Road	(NAME) 11625 Rainwater Drive, Bldg 500 Suit3 650	
(ADDRESS) Crestwood, KY 40014	(ADDRESS) Alpharetta, GA 30004	83-10-250
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we BRIAN O. PICKLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRUCE F. LANGER AND WIFE, JEAN A. LANGER, hereinafter called the Grantee(s), their heirs and assigns, that 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 10-1/2 ACRE TRACT AS SHOWN IN THE PLAN OF RICHARDSON PLACE, AS OF RECORD IN BOOK 547, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, SEPTEMBER 4, 1935, AND REVISED ON OCTOBER 1, 1935, AND REVISED ON OCTOBER 1, 1936, AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH MARGIN OF A 20-FOOT UNNAMED ROADWAY AS SHOWN ON SAID PLAN KNOWN AS LAKEHURST DRIVE, BEING THE SOUTHWEST CORNER OF A 60-FOOT LOT SHOWN ON SAID SURVEY; THENCE NORTHERLY 140 FEET TO THE SOUTH LINE OF THE MCEWEN SUBDIVISION, OF RECORD IN BOOK 332, PAGE 133, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF SAID SUBDIVISION, EASTERLY 75 FEET TO A POINT, THENCE SOUTHERLY 140 FEET TO THE NORTH MARGIN OF LAKEHURST DRIVE, THENCE WITH THE MARGIN OF THE SAME, WESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BRIAN O. PICKLER AND JEFFREY A. WHITAKER TO
BRIAN O. PICKLER, INDIVIDUALLY AS RECORDED ON THE 29TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070829-0103942 AND WARRANTY DEED FROM LARRY RAMSEY, UNMARRIED TO BRIAN O. PICKLER AND JEFFREY A. WHITAKER, AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 8TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030708-0093797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS BOOK 547, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1807 Lakehurst Drive, Nashville, Tennessee 37206
(House Number) (Street) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2008.

Brian O. Pickler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian O. Pickler, the within named bargainor, 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 the 25th day of April, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903