THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6678346 djl

# WARRANTY DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| RICHARD W. LENDERMAN, JR, as Trustee of the Richard W. Lenderman, Jr. Revocable Trust<br>ANNA MARY BRANSFORD LENDERMAN, as Trustee of the Anna Mary Bransford Lenderman Revocable Trust<br>624 Enquirer Avenue<br>Nashville, Tennessee 37205 | Same | Parcel ID: 13002011900 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, RICHARD W. LENDERMAN, JR. and ANNA MARY B. LENDERMAN (aka: ANNA MARY BRANSFORD LENDERMAN, by these presents do hereby convey unto JAMES C. GOOCH, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND JAMES C. GOOCH in order to create a tenancy in common does hereby unto RICHARD W. LENDERMAN, JR., as TRUSTEE OF THE RICHARD W. LENDERMAN, JR. REVOCABLE TRUST established June 18, 2008, his successors and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Seventy-Five Percent (75%) interest, and wife, ANNA MARY BRANSFORD LENDERMAN, as TRUSTEE OF THE ANNA MARY BRANSFORD LENDERMAN REVOCABLE TRUST established June 18, 2008, her successors and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Twenty-Five Percent (25%) interest, as tenants in common, their heirs, and assigns, all their right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 624 Enquirer Avenue, Nashville, Tennessee.

Davidson County DEEDWARR
Recvd: 06/24/08 09:43 4 pgs
Fees:27.00 Taxes:0.00
20080624-0064837

Said property is conveyed subject to restrictive covenants of record in Book 692, Page 581, to the limitations that appear on the plan of record in Book 421, Page 172, both in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenants that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(iii).

IN WITNESS WHEREOF, the undersigned have executed this instrument on this ____ day of June 18, 2008.

RICHARD W. LENDERMAN, JR.

ANNA MARY BRANSFORD LENDERMAN

JAMES C. GOOCH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, RICHARD W. LENDERMAN, JR. and ANNA MARY BRANSFORD LENDERMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2008.

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES C. GOOCH, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 2008.

Debra J. LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

## EXHIBIT A

Being Lots Nos. 27 and 28 on the Map of the Subdivision of Lots No. 19-20 and 21, Belle Meade 2nd Plan, of record in Book 421, Page 172, Register's Office for Davidson County.

Said Lot No. 27 fronts 100 feet on the easterly side of Enquirer Avenue and runs back between lines, 290 feet on the northerly line and 288 feet 6 inches on the southerly line, to a dead line in the rear on which it measures 100 feet.

Said Lot No. 28 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 288½ feet on the northerly line and 287 feet on the southerly line with the northerly margin of Iroquios Avenue to a dead line, measuring 100 feet thereon.

Being the same property conveyed to RICHARD W. LENDERMAN, JR. and ANNA MARY BRANSFORD LENDERMAN, by deed of record in Book 5178, page 934, Register's Office of Davidson County, Tennessee.

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