**This Instrument Prepared By:**
**RICHARD K. EVANS**
**Attorney at Law**
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**Kingston, Tennessee 37763**
**(865) 376-5353**

**Return After Recording to:**

**Richard K. Evans**
**P.O. Box 777**
**Kingston, TN 37763**

Davidson County DEEDWARR
Recvd: 07/18/08 13:57 3 pgs
Fees:18.00 Taxes:1069.30
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# WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of July, 2008, by and between **MARIE J. LAWSON (widow), formerly Marie J. Anderson** of Roane County, Tennessee, party of the first part, and **WL & MC DEVELOPMENT, LLC, a Tennessee limited liability company** of Roane County, Tennessee, party of the second part.

**W I T N E S S E T H :**

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described as:

> LAND in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being lots Nos. 2 and 3 on the Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, Page 111, Register's Office for said County, described as follows:
>
> BEGINNING on the southwesterly margin of Quin Circle at the corner of lots Nos. 3 and 20; thence with the line between lots Nos. 2, 3 and 20 southwesterly 200 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots northwesterly 275 feet to the southeasterly margin of Lebanon Pike; thence with the same northeasterly 173.60 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 40.60 feet to the southwesterly margin of Quin Circle; thence with the same southeasterly 248.65 feet to the beginning.
>
> This property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

...together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: 2005 LEBANON PIKE, NASHVILLE, TENNESSEE, 37210-2424.

Being further described as 19-095.09-0-049.00 in the Office of the Property Assessor for Davidson County, Tennessee.

Being the same property conveyed to Marie J. Anderson from D. Ray Anderson by Quitclaim Deed dated March 1, 1985 recorded in Book 6502, Page 480 in the Register of Deeds Office for Davidson County, Tennessee.

This Warranty Deed was prepared pursuant to the instructions of party of the first part and party of the second part. The preparer of this deed makes no representation as to the quantity of land conveyed, a survey having not been requested nor performed.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IN WITNESS WHEREOF**, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

MARIE J. LAWSON

STATE OF TENNESSEE

COUNTY OF ROANE

Personally appeared before me, the undersigned Notary Public, MARIE J. LAWSON, with whom I am personally acquainted (or who 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, at office, this 15th day of July, 2008.

Notary Public

My Commission Expires: 9/12/11

TAMMY MILES
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY
My Commission Expires 9/12/11

STATE OF TENNESSEE
COUNTY OF ROANE

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $289,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phyllis S. Dobson
Affiant Evans Title

Sworn to and subscribed before me this 16th day of July, 2008.

Notary Public

My Commission Expires: 12/20/2008

KELLY [illegible] HAMBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROANE

Name/address of person/entity responsible for payment of real property taxes:

**WL & MC DEVELOPMENT, LLC**

**1000 Waterford Place**

**Kingston, Tennessee 37763**