Davidson County DEEDWARR
Recvd: 09/30/08 11:07 3 pgs
Fees:18.00 Taxes:591.63
20080930-0099084

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John D. Lamont
4461 South Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILLS
Mortgagee

MORTGAGEE
Franklin American Mortgage Co.
501 Corporate Center, Ste. 400
Franklin, TN 37067

MAP-PARCEL:
063-12-0-039.00

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

WARRANTY DEED

BOX 10-A

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Todd Jackson Butcher; Fred Adams; Angie Poat and Breanna Butcher,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John D. Lamont and wife, Joellyn Lamont,** hereinafter called the Grantees, their heirs 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 Lot No. 44 on the Plan of Southfork, Section Two, of record in Plat Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carl J. Butcher, an unmarried man, by deed of record from C B Investments, LLC, dated December 22, 2003 of record in Instrument No. 20040105-0001280, Register's Office, Davidson County, Tennessee. Carl Jackson Butcher died testate on July 11, 2008. Todd Jackson Butcher and Fred Adams and Angie Poat and Breanna Butcher are the devisees under the Will of Carl Jackson Butcher probated on September 24, 2008 of record in Docket No. 08P1496, Probate Court Clerk's Office for Davidson County, Tennessee. Carl Jackson Butcher and Carl J. Butcher are one in the same person.

Fred Adams and J. Frederick Adams are one in the same person.

Todd Jackson Butcher executed this instrument on behalf of Breanna Butcher pursuant to a Power of Attorney of record in Instrument No. 20080930-0099083 Register's Office, Davidson County, Tennessee.

Todd Jackson Butcher executed this instrument on behalf of J. Frederick Adams pursuant to a Power of Attorney of record in Instrument No. 20080930-0099082 Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6906, Page 733 and Book 8291, Page 955; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 386, Register's Office, Wilson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4461 South Trace Blvd. Old Hickory, TN 37138.**

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 our hands this 26th day of September, 2008.

Angie Poat

J. Frederick Adams by Todd Jackson Butcher, Atty-in-fact
By: Todd Jackson Butcher,
Attorney-in-Fact

Todd Jackson Butcher

Breanna Butcher by Todd Jackson Butcher, Atty-in-fact
By: Todd Jackson Butcher, Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Angie Poat, the bargainor(s) 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 at Mt. Juliet, Tennessee, this the 26th day of September, 2008.

Notary Public

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

On this 26th day of September, 2008, before me personally appeared Todd Jackson Butcher, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of J. Frederick Adams, and who acknowledged that he executed the same as the free act and deed of J. Frederick Adams.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of September, 2008.

Notary Public

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Todd Jackson Butcher, the bargainor(s) 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 at Mt. Juliet, Tennessee, this the 26th day of September, 2008.

Notary Public

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

On this 26th day of September, 2008, before me personally appeared Todd Jackson Butcher, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Breanna Butcher, and who acknowledged that he executed the same as the free act and deed of Breanna Butcher.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of September, 2008.

Notary Public

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

Alison L Russell
AFFIANT

Subscribed and sworn to before me this 26th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: _____