THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08120853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$100,000.00~~

Affiant

Subscribed and sworn to before me, this 16th day of December, 2008.

Notary Public MY COMMISSION EXPIRES NOV 22 2010
My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

Davidson County DEEDWARR
Recvd: 12/18/08 15:04 2 pgs
Fees:13.00 Taxes:370.00
20081218-0121266

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan B. Lawson 2919 Simmons Avenue Nashville TN 37211	New Owner	Tax Parcel ID No. 119-13-0-299.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kerry Lawson and wife, Marilyn Lawson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan B. Lawson and wife, Cassandra Lawson,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 2 BLOCK "G" ON THE PLAN OF WOODBINE COURTS, SECTION 2 DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SIMMONS AVENUE AT A POINT 109 FEET NORTH OF THE NORTHERLY MARGIN OF EAST TIMMONS AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROY C. PROSSER AND WIFE, BY DEED FROM GEO D. WALLER AND WIFE, OF RECORD IN BOOK 1320, PAGE 558 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 95 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO DONALD L. CARTER AND WIFE, BY DEED FROM JOHN E. SMITH AND WIFE, OF RECORD IN BOOK 2012, PAGE 297, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY LINE OF SAID CARTER PROPERTY, WESTWARDLY 150 FEET; THENCE SOUTHWARDLY 95 FEET TO THE NORTHWEST CORNER OF SAID PROSSER PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAID PROSSER PROPERTY, EASTWARDLY 150 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO KERRY LAWSON AND WIFE, MARILYN LAWSON BY DEED FROM KYLE A. HAYES, A MARRIED MAN, AND WALLACE R. HAYES, A MARRIED MAN, RECORDED ON THE 5TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040305-0025322, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2919 Simmons Avenue Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2008.

by Jordan Lawson Attorney in Fact

Kerry Lawson

by Jordan Lawson Attorney in Fact

Marilyn Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jordan Lawson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Kerry Lawson and Marilyn Lawson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of December, 2008.

MY COMMISSION EXPIRES NOV 28, 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner