WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $42,000.00.

Elizabeth Maison
Affiant

Subscribed and sworn to before me this 9th day of March, 2009

Notary Public
My Commission expires: 6/23/11
(Affix Seal)

Davidson County DEEDWARR
Recvd: 03/10/09 14:08 2 pgs
Fees:13.00 Taxes:155.40
20090310-0021681

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L&O Farms, LLC	SAME	083-03-0-019.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elijah L. Sessom**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1314 Porter Road Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northeast part of Lot No. 43 on the Plan of Brownsville, as of record in Book 21, page 9, register's Office for said County, and is partly of the undivided portion of said lot shown on Plan of R.T. Creighton's Subdivision of the south part of Lots Nos. 42 and 43, in Brownsville, a plan of which subdivision is of record in Book 332, page 18, said Register's Office. Said part of Lot No. 43 is more particularly described as follows:

Beginning at the southwest corner of the Porter Road and Straightway Avenue, formerly Main Street; thence with the westerly margin of said Porter Road southerly 108 feet to a point; thence westerly and parallel with said Straightway Avenue 187.5 feet to a point; thence northerly 108 feet, more or less, to the southerly margin of said Straightway Avenue; and thence easterly with said southerly margin of Straightway Avenue, 212.5 feet to the beginning.

Being the same property conveyed to Brenda Joyce Redus by deed from James Ray Crutchfield and wife, Molly Crutchfield of record in Book 6952, page 812, Register's Office for Davidson County, Tennessee. The said Brenda Joyce Redus aka Vanzoria R. Crosdale having died leaving property to Edwin Astley Crosdale who received property by laws of descent and distribution as reflected in Affidavit of Heirship of record in Book 10711, page 138. And further conveyed by Quitclaim Deed to Edwin Astley Crosdale and wife Autumn Babineaux Crosdale by Quitclaim Deed from Edwin Astley Crosdale of record in Book 10711, page 149, said Register's Office. And further conveyed to Edwin Astley Crosdale from Autumn Babineaux Crosdale by Final Decree of Divorce, Case #02D-628 in the Fourth Circuit Court for Davidson County, Tennessee of record in Instrument Number 20040303-0024254, said Register's Office. Said property being further conveyed by the said Edwin Astley Crosdale having died, unmarried and having no children to Elijah L. Sessom, his sole surviving heir at law. Affidavit of Heirship being of record in Instrument Number 20071130-0138712, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 9; and book 332, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **1314 Porter Road, Nashville, TN 37206**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 9, 2009.

Elijah L. Sessom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elijah L. Sessom** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 9, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY