WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/09 10:42 3 pgs
Fees:18.00 Taxes:186.85
20090515-0044739

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,500.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2009

Notary Public
My Commission expires: 10/28/2009
(Affix Seal)

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:
Thomas Ray Case	SAME	083-03-0-019.00
1314 Porter Road		
Nashville, TN 37207		

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, **The 1314 Porter Road Trust, L&O Farms, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Ray Case and Audrey Jane Case, husband and wife**, 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 The 1314 Porter Road Trust, L&O Farms, LLC, as Trustee, by deed from Elijah J. Sessom, on March 9, 2009, of record in Instrument Number 20090310-0021681, Register's Office for Davidson County, Tennessee.

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 37207**

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 May 14, 2009.

The 1314 Porter Road Trust, L&O Farms, LLC, as Trustee

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

On this 14th day of May, 2009, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of L&O Farms, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand ~~and seal~~ at office the day and year above written.

Amanda L Dean

NOTARY PUBLIC

My Commission Expires:

10/28/2009



I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12

(Seal)