RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 28881
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20090047670 DEEDWARR
Recvd: 07/15/09 14:08 2 pgs
Fees: 13.00 Taxes: 444.00
20090715-0066342

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Thomas R. Moneypenny and Yvonne A. Moneypenny, Grantors
TO: Lara E. Lane, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Lara E. Lane 351 Melpar Drive Nashville, TN 37211	~~Same as Owner~~ CHURCHILL MORTGAGE 761 OLD HICKORY BLVD #400 BRENTWOOD, TN 37027	148-13-0-064.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $120,000.00.

Thomas M. R...
Affiant

Subscribed and sworn to before me this the 13TH day of JULY, 2009.

My commission expires: 02/03/10

NOTARY PUBLIC

EMBER D. LYNN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Thomas R. Moneypenny and wife, Yvonne A. Moneypenny**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Lara E. Lane**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 & 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 315 fronts 71 feet on the south side of Melpar Drive and runs back 178 feet on the West line and 172.5 feet on the last line which is a broken line to a dead line in the rear on which it measures 63 feet

BEING the same property conveyed to Thomas R. Moneypenny and Yvonne A. Moneypenny by Substitute Trustee's deed, recorded May 30, 2007 in Instrument No. 20070530-0063850, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 351 Melpar Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13th day of July, 2009.

"GRANTORS"

Thomas R. Moneypenny

Yvonne A. Moneypenny, by Thomas R. Moneypenny, as Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Thomas R. Moneypenny, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of July, 2009.

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/8/2012

{Seal}

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Thomas R. Moneypenny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the attorney-in-fact for Yvonne A. Moneypenny, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of July, 2009.

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/8/2012

{Seal}

Notary Public

Commission Expires: 5/8/2012