RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, Tennessee 37216
1017 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of TN,LLC,101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Raymond	SAME AS NEW OWNER	12300001900
3244 Thoroughbred Drive		
Hermitage, TN. 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Robert Everett Lannom, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott A. Raymond and wife, Kimberly R. Raymond

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:

See Attached Legal Description

Unimproved ( )
This is improved (X) property known as 1815 Bakers Grove Road, Hermitage, TN 37076

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 my hand(s) this 5th day of October, 2009

Robert Everett Lannom
Robert Everett Lannom

BILL GARRETT, Davidson County
Trans:T20090070370 DEEDWARR
Recvd: 10/15/09 15:14 3 pgs
Fees:18.00 Taxes:462.50

20091015-0095677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert Everett Lannom, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 2009

Janet A. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

TRACT I

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, March 7, 1956, as follows:

Beginning at a point in the center of Bakers Grove Road at the southeast corner of the property conveyed to Parham by deed of record in Book 879, Page 241, Register's Office for said County; running thence south 3 degrees 15' west 316 feet to a point in the north boundary line of Paradise's property; thence with his line north 83 degrees 30' west with a fence 85 feet to a point and continuing with said fence, south 65 degrees west 37 feet to a 12" hickory; thence north 87 degrees west along an old fence, 179 feet to another fence line; thence along said last mentioned tract, north 17 degrees east 325 feet to a point; thence north 8 degrees 45' east 224 feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is a tract of land shown as Tract No. 613 conveyed to the United States of America by deed of record in Book 3975, page 465, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

TRACT II

Being five acres, more or less, in the Fourth Civil District of Davidson County, Tennessee, being east end of said 40 ½ acres, now owned by Homer Bright and wife, Sadie May Bright.

Said five acres front 405 feet on the south side of Baker's Grove Road and on the west side extend back on a parallel line 529 feet and on south side 162 feet and on the east side of 323 feet then north eastward 215 feet to the point of Baker's Grove Road.

Included in the above description but expressly excluded from this conveyance is a 0.62 acre tract or land conveyed to Jimmy C. Smith and wife, Mildred Ann Smith by deed recorded in Book 4356, Page 694, Register's Office of Davidson County, Tennessee, to which Plat reference is heremade for a more particular description thereof.

BEING property conveyed to Robert Everett Lannom by Quitclaim Deed from Willie Evelyn Lannom (a/k/a Evelyn Lannom) and husband, Hatton Lannom, (being one and the same as Hatton Lannon and wife, Evelyn Lannon) subject to a life estate, of record in Book 7516, page 98, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed Establishing Boundaries by Robert E. Lannom, James Ronald Smith, and David Steven Smith of record in Instrument No.: 20040212-0016803, said Register's Office. The said Willie Evelyn Lannom and husband, Hatton Lannom having since died. Robert Everett Lannom nor his spouse occupies or has ever occupied this property.

This conveyance is made subject to the following:

(1) The right of Jimmy C. Smith and wife, Mildred Ann Smith to utilize a well located on the premises as described in Book 4356, Page 694, Register's Office of Davidson County, Tennessee.

(2) Any portion of the subject property lying within the boundaries of any public roadway and a roadway easement conveyed to the United States of America by instrument recorded in Book 3977, Page 892, and Book 3975, Page 465, Register's Office for Davidson County, Tennessee.