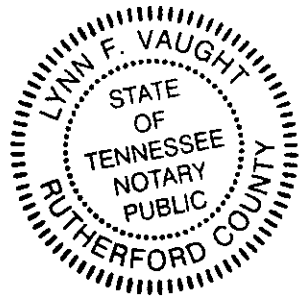
File No. 1003116

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100023302 DEEDWARR
Recvd: 04/20/10 10:42 2 pgs
Fees: 13.00 Taxes: 125.80
20100420-0029685



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2010.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

BOX 13
15620

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Hazelwood, Trustee of the Lexx Ferrin Land Trust	~~SAME~~ Owner	94-16-02
(NAME) 2479 Murfreesboro Rd #162	(NAME)	
(ADDRESS) Nashville Tn 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell Wayne Merryman and Erby Ruth Bradford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Hazelwood, Trustee of The Lexx Ferrin Land Trust**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 24, on the plan of Spence Circle, of record in Plat Book 1424, Page 62, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darrell Wayne Merryman and Erby Ruth Bradford by Quitclaim Deed of record in Instrument No. 20090807-0074569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 1424, Page 62, said Register's Office.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☐ property, known as 1510 Spence Circle, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this 14th day of April, 2010

Darrell Wayne Merryman

Erby Ruth Bradford

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell Wayne Merryman and Erby Ruth Bradford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of April, 2010.

Commission expires: 3-20-2011

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1003116

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130