11:14 (1)

BILL GARRETT, Davidson County
Trans:T20100069610 DEEDWARR
Recvd: 11/03/10 08:14 2 pgs
Fees:13.00 Taxes:592.00
20101103-0087932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Shane R Lankford
Affiant

Subscribed and sworn to before me, this 27TH DAY OF OCTOBER, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-7-11

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL, SUBSET NUMBERS
Shane R. Lankford, an unmarried person	F & M Bank	011812000100
	(NAME)	
233 Swift Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Patricia Copeland, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shane R. Lankford, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 7 ON THE PLAN OF CONNELL ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 2900 AT PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEWELL COPELAND AND PATRICIA S. COPELAND BY QUITCLAIM DEED FROM SARAH CRABTREE, TRUSTEE, WITH EACH A LIFE ESTATE, WITH THE REAMINDER INTEREST GOING TO THE SURVIVOR IN FEE SIMPLE AND ABOLUTELY. DATED 10/25/90 AND RECORDED 11/01/90 IN BOOK 8228, PAGE 836, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JEWELL COPELAND HAVING SINCE DIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 233 Swift Drive, Goodlettsville, TN 37072
(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 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/our hand(s) this 27th day of October, 2010.

Patricia S Copeland
Patricia S. Copeland

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia S. Copeland, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072