BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

MAP 116-12
PARCEL 69

THIS INSTRUMENT WAS PREPARED BY: John J. Ross, Ross & Barlow, Attorneys 500 Main Street, Savannah TN 38372; 731 925-3974 voice 731 925-4472 fax e-mail: jnojross@bellsouth.net TN Bar # 7489

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ELIZABETH ROSS LACKEY**, formerly known as Elizabeth Hartsfield Ross hereby transfer and convey unto **CATHERINE E. JONES**, her heirs and assigns forever in fee simple, certain real property located in Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

TRACT I:

BEING LOT NO. 31 OF BLOCK "D", ON THE MAP OF WOODMONT LANE HOMESITES, OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

INCLUDED BUT EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

A TRIANGULAR STRIP OF LOT NO. 31 OF BLOCK D OF THE WOODMONT LANE HOMESITES, A PLAT OF WHICH IS OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF LOTS 30 AND 31 IN THE EASTERLY MARGIN OF WOODMONT LANE, THENCE IN A NORTHEASTERLY DIRECTION 12 FEET ALONG THE SAID EASTERLY MARGIN OF WOODMONT LANE TO A POINT; THENCE IN AN EASTERLY DIRECTION 95.3 FEET TO A POINT IN THE LINE BETWEEN LOTS 30 AND 31; THENCE IN A WESTERLY DIRECTION 97.6 FEET ALONG SAID LINE BETWEEN LOTS 30 AND 31 TO THE POINT OF BEGINNING.

TRACT II:

A TRIANGULAR STRIP OF LOT NO. 30 OF BLOCK D OF THE WOODMONT LANE HOMESITES, A PLAT OF WHICH IS OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF LOTS 30 AND 31 IN THE REAR LINE OF LOT NO. 11, THENCE IN A SOUTHERLY DIRECTION 12 FEET ALONG

BILL GARRETT, Davidson County
Trans:T20110017574 DEEDWARR
Recvd: 03/25/11 12:16 3 pgs
Fees:18.00 Taxes:1073.00
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THE LINE BETWEEN LOTS 10 AND 11 TO A POINT; THENCE IN A WESTERLY DIRECTION 98.3 FEET TO A POINT IN THE LINE BETWEEN LOTS 30 AND 31; THENCE IN AN EASTERLY DIRECTION 97.1 FEET ALONG THE LINE BETWEEN LOTS 30 AND 31 TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ME AS **ELIZABETH HARTSFIELD ROSS** BY DEED OF MICHAEL AAMEN MOSCARDELLI AND WIFE, KATHERINE S. MOSCARDELLI RECORDED ON THE 25TH DAY OF FEBRUARY, 2008, AND SHOWN AS INSTRUMENT NO. 20090228-0018785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said CATHERINE E. JONES, her heirs and assigns forever, in fee simple.

I COVENANT with the said CATHERINE E. JONES, her heirs and assigns, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered except by the taxes for the current year which will be prorated as of the date of the execution of this instrument, except by Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13 in the Davidson County Register's Office, and further by Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1049, Page 546 and Book 1153, Page 230 as shown in the Davidson County Register's Office, and the same are hereby made a part hereof, by this reference thereto, as if copied in full herein.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land unto the said CATHERINE E. JONES, her heirs and assigns, against the lawful claims of all persons whomsoever.

I, **GILBERT H. LACKEY**, join in this conveyance for the sole purpose of releasing and conveying all my right, title and interest in the hereinabove property which

I might have by virtue of my marital relationship with the Grantor, Elizabeth Ross Lackey.

WITNESS our hands this 10th day of March, 2011.

ELIZABETH ROSS LACKEY

GILBERT H. LACKEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, ELIZABETH ROSS LACKEY and husband, GILBERT H. LACKEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 10th day of March, 2011.

My Commission Expires: 9/24/12

Notary Public

HARDIN COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JOHN J. ROSS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $290,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this the 10 day of March, 2011.

My Commission Expires: 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC
AAT LARGE
DAVIDSON COUNTY, TENN.

New owner

SEND TAX NOTICES TO:
FRANKLIN AMERICAN MTG.
501 CORPORATE CTR DR
FRANKLIN, TN 37067

ADDRESS OF PROPERTY:
CATHERINE E. JONES
3718 WOODMONT LN
NASHVILLE TN 37215