Book 29

STATE OF TENNESSEE 17919
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Marvin Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2011.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/5/2014

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Marvin Drake	Send Tax Bills To:
(Name) 4224 Central Pike	(Name) NEW OWNERS
(Street Address or Route Number) Hermitage, TN 37076	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08700009700

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, R. C. Lamb and wife, Mary Lamb HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Drake and wife, Lynn Drake 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:

LAND in the Fourth Civil District of Davidson County, Tennessee, being part of Lot Nos. 3 and 4 in the partitiion of the Lands of Abner Cowgill, deceased, as of record in the Minute Book Q, page 301, Circuit Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 15, 1960, as follows:

Beginning at an iron pin in the southerly margin of Central Pike, being the northerly corner of a tract marked .51 acres on said survey, South 2 deg. 15 min. West 224.8 feet to an iron pin; thence South 88 deg. 30 min. East 100 feet to an iron pin; thence North 2 deg. 15 min. East 225.0 feet to an iron pin in the southerly margin of Central Pike; thence North 88 deg. 30 min. West 36 feet to a point in the southerly margin of Central Pike; thence North 87 deg. 45 min. West 64 feet to the point of beginning.

BEING the same property conveyed to R. C. Lamb and wife, Mary Lamb by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, filed of record in Instrument No. 20100510-0035367, Register's Office for Davidson County, Tennessee. THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4264 Central Pike, 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 GRANTEE, their heirs 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, 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 his/her/their hand(s) this 10th day of May, 2011.

BILL GARRETT, Davidson County
Trans:T20110028555 DEEDWARR
Recvd: 05/12/11 15:54 2 pgs
Fees:13.00 Taxes:259.00
20110512-0036675

Seller

R. C. Lamb

Mary Lamb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named R. C. Lamb and wife, Mary Lamb, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2011.

My commission expires 11/5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014