BILL GARRETT, Davidson County
Trans:T20120087225 DEEDWARR
Recvd: 11/15/12 10:09 3 pgs
Fees:18.00 Taxes:617.90

20121115-0105258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me this 13TH day of NOVEMBER, 2012.

Notary Public

My commission expires: My Commission Expires NOV. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ERIC DANIEL ENGLAND** | **REGIONS BANK D/B/A** | **07309010000** |
| **1827 WELCOME LANE** | **2050 PARKWAY OFFICE CIRCLE** | |
| **NASHVILLE, TN 37216** | **BIRMINGHAM, AL 35244** | |

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 ACKNOWLEDGE, WE,

**DOUGLAS L LANCASTER, AN UNMARRIED MAN**

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

**ERIC DANIEL ENGLAND, AN UNMARRIED MAN**

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:

Being Lot No. 116 on the Plan of Section II, Burchwood Gardens of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said legal description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING THE SAME PROPERTY CONVEYED TO RONALD G. BROWN, UNMARRIED, FROM DOUGLAS LANCASTER, UNMARRIED, BY WARRANTY DEED RECORDED ON APRIL 24, 2009, IN INSTRUMENT NO. 20090424-0037268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DOUGLAS L. LANCASTER BY SUBSTITUTE TRUSTEE'S DEED FROM DAVID G MANGUM, SUBSTITUTE TRUSTEE DATED 7/13/12 AND RECORDED ON 07/13/12 IN INSTRUMENT NO. 20120713-0061752, SAID REGISTER'S OFFICE FOR SAID COUNTY. SAID SUBSTITUTE TRUSTEE'S DEED WAS RESCINDED BY "CANCELLATION AND RESCISSION OF FORECLOSURE SALE AND TRUSTEE'S DEED AND RESTORATION OR RECORD" DATED 10/03/12 AND RECORDED ON 10/03/12 IN INSTRUMENT NO. 20121003-0090669, SAID REGISTER'S OFFICE FOR SAID COUNTY. BEING THE SAME PROPERTY CONVEYED TO TO DOUGLAS L. LANCASTER BY SUBSTITUTE TRUSTEE'S DEED FROM DAVID G MANGUM, SUBSTITUTE TRUSTEE DATED 11/06/12 AND RECORDED ON 11/06/12 IN INSTRUMENT NO. 20121106-0102592, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE GRANTOR ORIGINALLY APPOINTED REBA FRYE LANCASTER TO SERVE AS HIS ATTORNEY IN FACT. REBA FRYE LANCASTER DIED ON Oct 8, 2008. BY DURABLE GENERAL POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20121115-0105257, SAID REGISTER'S OFFICE, THE GRANTOR APPOINTED JOYCE FRYE AS FIRST SUCCESSOR TO ACT ON HIS BEHALF.

DOUGLAS LANCASTER IS ONE AND THE SAME PERSON AS DOUGLAS L. LANCASTER.

AFFIDAVIT FROM RONALD BROWN ATTACHED HERETO AS EXHIBIT "A".

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2900, Page 66, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor.

This is improved (__X__) unimproved (____) property known as 1827 WELCOME LANE, NASHVILLE, TN 37216.

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 in 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 13TH day of NOVEMBER, 2012.

Douglas Lancaster
By: Joyce Frye, Attorney in Fact

**DOUGLAS LANCASTER**
**BY: JOYCE FRYE, ATTORNEY IN FACT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **JOYCE FRYE,** to me known to be the person who executed the foregoing instrument on behalf of **DOUGLAS LANCASTER,** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **DOUGLAS LANCASTER.**

Witness my hand and official seal this 13TH day of NOVEMBER, 2012.

RAR

Notary Public
My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Exhibit A

AFFIDAVIT

I, Ronald Brown, who,being first duly sworn state as follows:

My Social Security No. is [redacted]-4539; I am not the Ronald Brown named as a Defendant in the attached judgment in the General Sessions Court entitled *O'REILLY AUTOMOTIVE, INC. v. Ronald Brown, SR.* Docket No. 06GC17022 of record in Instrument No. 20071206-0141475 Register's Office for Davidson County, Tennessee.

Ronald Brown
RONALD BROWN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 21st day of April, 2009, at Nashville, TN.

My Commission Expires
3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public