Prepared by: Return TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this 28TH day of Nov., 2012.

Karen McCalla

Notary Public
My commission expires: April 13, 2015

02-1210-48091

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Eugene Graham 109 Arta Dr. Madison TN 37115	New Owner	042-09-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen Ray, married and Karen Ray, Executrix of the Carrie Lane Estate, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry E. Graham, an unmarried person, hereinafter called the Grantees, their 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 Lot No. 7, on the Plan of Section One add (erroneously omitted from previous deed of record), Kemper Heights, of record in Book 2331, Pages 64 and 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl H. Lane, Jr. and wife, Carrie D. Lane by deed from Walter Buford Pegram and wife, Sara Fisher Pegram, dated June 2, 1967, recorded June 9, 1967, of record in Book 4140, Page 43, Register's Office for Davidson County, Tennessee. Carl H. Lane, Jr. died on 10/15/05. Carrie D. Lane died testate on 05/06/12, leaving the property to her daughter, Karen Kay. The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Arta Dr., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120091221 DEEDWARR
Recvd: 11/30/12 10:55 2 pgs
Fees:13.00 Taxes:281.20
20121130-0109931

WITNESS my hand this 16th day of November, 2012.

Karen Ray
Karen Ray

Karen Ray, Executrix
Karen Ray, Executrix

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in ~~Brentwood~~ Nashville, TN, this 16th day of November, 2012.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 5/19/14

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen Ray, Executrix of the Estate of Carrie Lane, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Nashville, TN, this 16th day of November, 2012.

Notary Public
State of Tennessee at Large

My commission expires: 4/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON