This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 02/08/13 09:09 4 pgs
Fees:23.00 Taxes:925.00
20130208-0013116

L&L#G22

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Bobby J. Lane
4156 Smotherman Lane
Hermitage, Tennessee 37076

MAP **11000015100**
GROUP
PARCEL

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall L. Jones and wife, Sylvia N. Jones** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Bobby J. Lane and wife, Tina M. Lane**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 of the Ewin Wright Lands, not of record, located in the 4th Civil District of Davidson County, Tennessee and being described according to a survey made by Stanford and Assoc., Inc. dated the 4th day of April, 1972, as follows:

Tract 1 begins at a point on the center line of Stewarts Ferry Road at the southeast corner of Tract No. 2, thence north 3° 33' 30" east 675 feet to a point being the northeast corner of Tract No. 2 on said survey; thence south 86° 26' 30" east 261.55 feet to a point; thence south 4° 06' west 451.35 feet to a point; thence north 86° 03' west 201.55 feet to a point; thence south 3° 57' west 225 feet to a point on the center line of Stewarts Ferry Road; thence with the center line of Stewarts Ferry Road north 86° 26' 30" west 60 feet to the point of beginning and containing 3.015 acres more or less.

Being the same property conveyed to Randall L. Jones and wife, Sylvia N. Jones by deed from Vincent Klein and wife, Donna Klein dated May 31, 1973, of record in Book 4713, page 780, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Randall L. Jones by virtue of a written Power of Attorney of record in Instrument No. 20130208-0013114, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sylvia N. Jones by virtue of a written Power of Attorney of record in Instrument No. 20130208-0013115, Register's Office for Davidson County, Tennessee.

This is improved property known as 4156 Smotherman Lane, Hermitage, Tennessee 37076. Possession is to be given on February 7, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 7th day of February, 2013.

Randall L. Jones by Anita Tate
Randall L. Jones, by Anita Tate, as attorney-in-fact
as attorney-in-fact

Sylvia N. Jones by Anita Tate
Sylvia N. Jones, by Anita Tate, as attorney-in-fact
as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 7th day of February, 2013, before me personally appeared Anita Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randall L. Jones as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20130208-0013114, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Randall L. Jones as his attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

STATE OF TENNESSEE

COUNTY OF WILSON

On this 7th day of February, 2013, before me personally appeared Anita Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sylvia N. Jones as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20130208-0013115, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Sylvia N. Jones as her attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$250,000.00**.

AFFIANT

Subscribed and sworn to before me on this 7th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16