

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

NOTARY PUBLIC

My Commission Expires: 5/28/2016

THIS INSTRUMENT PREPARED BY: Tennessee Nations Title Agency, 4811 Lebanon Road Suite 107, Hermitage, TN 37076

13NT00057

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLSTO:	MAP & PARCEL NUMBERS:
Henry H. Moran and wife, Grace Q. Moran 7924 Harpeth View Dr. Nashville, TN 37221	Henry H. Moran and wife, Grace Q. Moran 7924 Harpeth View Dr. Nashville, TN 37221	12800012300

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Robert E. Lancashire

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Henry H. Moran and wife, Grace Q. Moran

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT-OF-WAY AT CHARLOTTE PIKE (U.S. HIGHWAY 70) SAID POINT BEING THE SOUTHEAST CORNER OF THE CARL E. BECKER PROPERTY AND THE SOUTHWEST CORNER OF THE FANNIE E. BECKER PROPERTY; THENCE WITH SAID RIGHT-OF-WAY SOUTH 67 DEG 22 MIN 32 SEC WEST 24.52 FEET TO AN IRON PIN; THENCE WITH SAID RIGHT-OF-WAY SOUTH 62 DEG 13 MIN 16 SEC WEST 98.45 FEET TO AN IRON PIN; BEING THE SOUTHEAST CORNER OF THE RAYBURN PROPERTY; THENCE WITH THE RAYBURN EAST LINE NORTH 11 DEG 33 MIN 07 SEC WEST 1,121.54 FEET TO AN IRON PIN; THENCE WITH RAYBURN'S LINE NORTH 80 DEG 48 MIN 31 SEC WEST 278.49 FEET TO AN IRON PIN; THENCE NORTH 4 DEG 28 MIN 22 SEC EAST 367.8 FEET TO AN IRON PIN; THENCE NORTH 48 DEG 45 MIN 36 SEC EAST 171.65 FEET TO AN IRON PIN; THENCE NORTH 64 DEG 51 MIN 09 SEC EAST 146.85 FEET TO AN IRON PIN; THENCE NORTH 69 DEG 20 MIN 41 SEC EAST 62.72 FEET TO AN IRON PIN; BEING THE NORTHWEST CORNER OF FANNIE E. BECKER PROPERTY; THENCE WITH THE COMMON LINE SOUTH 18 DEG 17 MIN 53 SEC EAST 674.39 FEET TO AN IRON PIN; THENCE SOUTH 02 DEG 43 MIN 25 SEC EAST 1,013.20 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 10.237 ACRES MORE OR LESS.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \CARL E. BECKER\ RECORDED \08/04/1992\ IN DOCUMENT NUMBER \33665\, BOOK \8692\, PAGE \468\ IN SAID COUNTY AND STATE.

BILL GARRETT, Davidson County
Trans:T20130093188 DEEDWARR
Recvd: 10/31/13 10:16 2 pgs
Fees:13.00 Taxes:481.00
20131031-0113015

This improved property is known as 7872 A CHARLOTTE PIKE, NASHVILLE, TENNESSEE 37209

Note: Robert E. Lancashire and Karen Jo Lancashire held title as husband and wife until the death of Karen Jo Lancashire on November 29, 2012.

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. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8th day of October, 2013

Robert E. Lancashire

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert E. Lancashire** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of October, 2013.

Notary Public

My commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY