WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Arrington	Same as New Owner	MAP 12
(NAME)	(NAME)	
1860 Baker Road		PARCEL 138.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		FB# 10D 51557
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Alberta Brandon (formerly known as Alberta O. Gibson) and husband, John Brandon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Arrington

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:

A Certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 26 on a survey dated May 13, 1980, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being South 58 deg. 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet an a delta angle of 70 deg. 68' 23" for a distance of 385.86 feet; thence, North 46 deg. 09' 44" West 81.89 feet to a point; thence, North 46 deg. 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 378.88 feet; thence, North 86 deg. 35' 19" West 141.00 feet; thence, North 86 deg. 35' 19" West 250.24 feet; thence, North 86 deg. 52' 09" West 150.18 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 54' 41" West 902.99 feet to an iron pin; thence, North 84 deg. 06' 46" West 250.00 feet to an iron pin, thence, North 5 deg. 54' 41" East 890.95 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin with said road South 86 deg. 52' 09" East 250.29 feet to the point of beginning and containing 5.15 acres, more

CONTINUED

unimproved ( )
This is improved (X) property, known as 1860 Baker Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand s this 8th day of October 1999

Alberta Brandon

John Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alberta Brandon (formerly known as Alberta O. Gibson) and husband, John Brandon

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of October, 1999.

Commission expires 9-23-00

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Comm.

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

or less.

Being the same property conveyed to Carl L. Gibson and wife, Alberta O. Gibson by deed from Wilson W. Hoffman, Jr. , a single person of record in Book 9490, page 777, Register's Office, Davidson County, Tennessee. The said Carl L. Gibson having since died leaving Alberta O. Gibson as the surviving tenant by the entirety. Alberta O. Gibson having since married and now known as Alberta Brandon.

Alberta O. Gibson and Alberta Brandon being one and the same person.

John Brandon herein joins to convey any and all right and interest he may have; especially his marital rights.

RECEIVED
OCT 11 1:00
28154

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11697 PAGE 947

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06451182

...LARENCE

98 OCT 11 PM 1:00

...TH

CHK#

24000.00

CO. TX $10.00

PRFEE 1.00

MISC 8.00

CFEE 2.00

TOTAL $21.00

CASH $21.00

13:03 0001 0368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526222