PICK-UP

WARRANTY DEED

Instr:200008110079690 Page: 1 OF 3
REC'D FOR REC 08/11/2000 9:46:48AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $1.11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2000

Notary Public

MY COMMISSION EXPIRES: 7/27/2002
(AFFIX SEAL)

LINDA D. JUDKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
Based Upon Information Provided by the Parties

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold D. Lanius	New Owner	MAP 6
(NAME)	(NAME)	
112 Echo Hills Blvd.		PARCEL 35
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Max T. Barnes and wife, Robin L. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnold D. Lanius and wife, Pallie A. Lanius

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 a tract of land lying in Davidson County, Tennessee and being bounded on the south and west by Baker Road; on the north by Robert D. Stewart; on the east by C S X Transportation, and more particularly described as follows:

Beginning at a point, the intersection of the west right-of-way line of C S X Transportation, and the east right-of-way line of Baker Road, said point being located northerly 1550 feet from the intersection of Baker Road and Baker Station Road;

Thence, with the east right-of-way line of Baker Road, the following bearings and distances;

Thence, north 20 degrees 39 minutes 38 seconds west, 171.64 feet to a point; thence, on a curve to the right, the radius of which is 5269.21 feet, the central angle of which is 03 degrees 47 minutes 04 seconds, the chord of which is north 15 degrees 31 minutes 30 seconds west, 347.96 feet along the curve distance of 348.03 feet to a point, a corner common with Robert D. Stewart in the east right-of-way line of Baker Road;

Thence leaving Baker Road and with Robert D. Stewart, north 76 degrees 22 minutes 02 seconds east, 50.00 feet to a point, a corner common with Robert D.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Map 6, Parcel 35, 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 10 day of August 2000

Max T. Barnes

Robin L. Barnes

LINDA D. JUDKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Max T. Barnes and wife, Robin L. Barnes

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 Nashville Hendersonville, Tennessee, this 10th day of August 2006.

Commission expires 4/27/2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Stewart in the west right-of-way line of C S X Transportation;

Thence, with the west line of C S X Transportation, south 11 degrees 41 minutes 50 seconds east, 518.42 feet to the point of beginning.

Being part of the same property conveyed to Max T. Barnes and wife, Robin L. Barnes by deed from Ricky L. Skaggs and wife, Sharon White Skaggs of record in Book 10585, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to back real estate taxes and the real estate taxes for the current year, which have been and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.