This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Donald Lanius
5549 Brick Church Pike
Goodlettsville, TN 37072

MAP: 007-00-0
PARCEL: 076.00
GROUP:

Davidson County DEEDWARR
Recvd: 11/17/03 11:43 2pgs
Fees:13.00 Taxes:777.00

20031117-0167282

WARRANTY DEED

THIS INDENTURE, made this 14th day of November, 2003 between

Thomas M. Davis and wife, Mary Sue T. Davis

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Donald Lanius

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning on an iron pin in Tinnin Road at the Southeast corner; thence South 56 1/2 degrees West 843 feet to a white oak; thence South 85 1/2 degrees West 1200 feet to a maple; thence 82 1/2 degrees West 642 feet to an iron stake in old line; thence South 3 degrees 40 minutes East 450 feet to J. W. Tisdale's Southwest corner South 83 degrees 30 minutes East 1235 feet; thence North 57 degrees 35 minutes East 358 feet to a beech; thence North 43 degrees 15 minutes East 336 feet to a post; thence North 60 degrees 30 minutes East 563.5 feet to a center of Tinnin Road; thence with center of road South 34 degrees 20 minutes East 50 feet; thence South 27 degrees 25 minutes East 100 feet; thence South 24 degrees East 100 feet; thence South 21 degrees East 100 feet; thence South 20 degrees East 92 feet to the beginning.

This being the same property conveyed to Thomas M. Davis and wife, Mary Sue T. Davis by Warranty Deed dated 1/4/1988 from Frank D. Holden and wife, Sharon L. Holden of record in Book 7442, Page 27, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Thomas M. Davis

Mary Sue T. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Davis and wife, Mary Sue T. Davis the within named bargainors, 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 office this 14TH day of November, 2003.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $210,000.00.

Affiant

Sworn to and subscribed before me, this 14TH day of November, 2003.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE