Davidson County DEEDWARR
Recvd: 03/25/04 08:23 2pgs
Fees:13.00 Taxes:259.00
20040325-0033633

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brent E. Lanius 549 Moncrief Ave. Goodlettsville, TN 37072	Same as New Owner	Map 18-16 Parcel 111

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAZELLE SLOAN WILSON a/k/a MAZELLE S. WILSON a/k/a ERA MAZELLE WILSON, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BRENT E. LANIUS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District in the City of Goodlettsville, described according to a survey made by Richard B. Omohundro, Surveyor, May 5, 1962, as follows:

BEGINNING at an iron pin in the easterly margin of Moncrief Avenue, thence running South 68 deg. 53 min. East 25.1 feet to an iron pin; thence North 89 deg. 47 min. East 99 feet to an iron pin; thence South 84 deg. 23 min. East 200 feet to an iron pin; thence South 71 deg. 3 min. East 157.3 feet to an iron pin in Coley's line; thence South 3 deg. 15 min. West 79.5 feet to an iron pin, a corner to Woods property; thence North 80 deg. West 314 feet, more or less, to a 10 inch Elm; thence North 83 deg. 40 min. West 147.1 feet to an iron pin; thence South 61 deg. 30 min. West 19.5 feet to an iron pin; thence North 28 deg. 58 min. West 52 feet to an iron pin in the easterly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue North 30 deg. 32 min. East 59.2 feet to the beginning.

BEING the same property conveyed to Bruce Wilson and wife, Mazelle Sloan Wilson, by deed from W. C. Moncrief & Co., Inc., a Tennessee Corporation, of record in Book 3399, page 363, Register's Office for Davidson County, Tennessee. The said Bruce Wilson died on November 13, 1973, survived by his wife, Mazelle Sloan Wilson, who became vested with ownership and title to the said property in fee simple. Mazelle Sloan Wilson represents and warrants that all debts and obligations owing by Bruce Wilson during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 549 Moncrief Avenue, Goodlettsville, TN 37072.

THIS INSTRUMENT PREPARED UPON INFROMATION FURNISHED BY THE PARTIES.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4468, page 466, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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 on the day and date last acknowledged below.

"GRANTOR"

MAZELLE SLOAN WILSON
a/k/a MAZELLE S. WILSON
a/k/a ERA MAZELLE WILSON

"GRANTEE"

BRENT E. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAZELLE SLOAN WILSON a/k/a MAZELLE S. WILSON a/k/a ERA MAZELLE WILSON, a widow and BRENT E. LANIUS, 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, at office, this the 19th day of March, 2004.

JACQUELINE S. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires May 28, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of March, 2004.

JACQUELINE S. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires May 28, 2006