Davidson County DEEDWARR
Recvd: 07/13/04 10:25 2pgs
Fees:13.00 Taxes:229.40

20040713-0083172

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2004.

Notary Public
My commission expires: 7/29/06

08-0406-90305

Address of New Owner:	Send Tax Bills to:	Tax Information
Bart Rader	Bart Rader	007-000-078.00
101 Essex Court	101 Essex Court	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brock E. Marion, Sr and wife, Keri A. Marion, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bart Rader, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the unrecorded plan of Tinnin Road Estates, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, parcel 78, Tax Assessor's Office Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract #11 of Tinnin Road Estates, (5.01 acres as per survey of same date), also being 910.52 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #11 North 84 degrees 37 minutes 42 seconds West 1643.31 feet to an iron rod; thence South 22 degrees 12 minutes 52 seconds West 351.76 feet to an iron rod; thence with line of Tract #1 of Tinnin Road Estates (6.60 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 350 feet to an iron rod; thence with line of Chris Smith, Hollis George, and Alvin Leon Dobbs North 05 degrees 28 minutes 30 seconds East 386.67 feet to an iron rod; thence with line of Tract #13 of Tinnin Road Estates, (6.53 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 2086.26 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minutes 01 seconds East 50.68 feet to the point of beginning, by survey of Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001, revised June 29, 2001.

ALSO conveyed herewith is an easement for subsurface sewage disposal as shown on the above referenced survey. The easement allows for all necessary installation, connections and maintenance for the subsurface sewage disposal of this Tract.

Being a part of the same property conveyed to Brock E. Marion, Sr. and wife, Keri A. Marion by deed from Ronald W. Gourley and wife, Klaudene E. Gourley of record in Instrument No. 20020306-0028134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Lot #12 Tinnin Road, Goodlettsville, TN 37072

This property is improved property known as 2091 Tinnin Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of June, 2004.

Brock E. Marion, Sr

Keri A. Marion

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brock E. Marion, Sr and Keri A. Marion, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2004.

My Commission expires 1/16/06

SAGINE EVEILLARD
Notary Public, State of Florida
My comm. expires Jan. 16, 2006
No. DD 084950

SAGINE EVEILLARD
Notary Public, State of Florida
My comm. expires Jan. 16, 2006
No. DD 084950