Davidson County DEEDWARR
Recvd: 10/05/04 15:26 3pgs
Fees:18.00 Taxes:517.63

20041005-0120050

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Bailey Dickey | First Franklin Financial Corp | MAP 007 |
| (NAME) | (NAME) | |
| 1558 Springfield Highway | 112 Townpark Drive, Suite G150 | PARCEL 040.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Kennesaw, GA 30144 | |
| (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, Darrel Lyle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Bailey Dickey and wife, Dianne Dickey

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:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows:

Beginning in the southerly margin of U.S. Highway No. 41 at the common corner of Lots No. 2 & 3, and being a corner of the property conveyed to Harry J. Cooper, Sr., et al, as of record in Book 2344, Page 627, Register's Office for said County; thence with the line between said lots, South 37 degrees West 250 feet; thence South 53 degrees 25 minutes East 100 feet to the corner of Lots No. 3, 4, 14, & 15; thence with the line between Lots No. 3 & 4, North 37 degrees East 250 feet to the southerly margin of U.S. 41 Highway; thence, with the margin of said highway, North 53 degrees 25 minutes West 100 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C2866, Circuit Court for Davidson County, Tennessee, to wit:

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1558 Springfield Highway, Goodlettsville, TN 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 my hand this 23rd day of September, 2004

Darrel Lyle

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 Darrel Lyle, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of September 2004.

Commission expires 09-22-2007

Notary Public

DANIELL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

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

Beginning at a point in the northeast corner of the Henry C. Woodard, et ux, property said point being on the present southwest right-of-way line of SR11 on Project 19032227004; thence South 40 degrees 30 minutes West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right-of-way of SR11 being 50 feet left at paper located station 179 + 84.02; thence North 47 degrees 44 minutes 18 seconds West 146.79 feet along said proposed right-of-way to a point 50 feet left at paper located station 181 + 30.81; thence southeasterly 141 feet, more or less, along the present southwest right-of-way of SR11 to the point of beginning and containing 120 square feet.

BEING the same property conveyed to Darrel Lyle, unmarried, by Warranty Deed from Charles Michael Jones, of record in Book 11630, page 249, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.