Davidson County DEEDWARR
Recvd: 10/26/04 11:54 2pgs
Fees:13.00 Taxes:740.00

20041026-0128594

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Christian F. Borgmann	First Horizon Home Loan Corporation dba First Tennessee Home Loans	089-00-0
7420 Lakeview Drive	P.O. Box 146	GROUP
Nashville, Tennessee 37209	Memphis, TN 38101	PARCEL 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Thousand Dollars and Zero Cents ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mackie D. Shanks and wife, Lorie M. Shanks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christian F. Borgmann and wife, Laura Ann Borgmann, 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 Davidson County, Tennessee, and being more fully described according to a survey by John Kohl & Company, P.C. dated September 22, 1992, as follows:

Tract I:

BEGINNING at a point in the north margin of Lakeview Drive, being the southeast corner of the Hugh F. Vance property as of record in Book 4889, page 774, Register's Office for Davidson County, Tennessee; thence North 33 deg. 48 min. West 700.42 feet to a point; thence North 54 deg. 45 min. West 62.0 feet to a point; thence North 53 deg. 27 min. East 366.74 feet to a point; thence South 72 deg. 22 min. East 35.0 feet to a point; thence South 21 deg. 22 min. East 762.75 feet to a point in the northerly margin of Lakeview Drive; thence westerly along the margin of Lakeview Drive South 55 deg. 09 min. West 201.83 feet to the point of beginning, containing 5.0 acres, more or less.

Tract II:

BEGINNING at an iron pin in the north right of way of Lakeview Drive, being the southeast corner of the Harold Allen Collins, et ux property as of record in Deed Book 6458, page 169, Register's Office for Davidson County, Tennessee, and also being the southwest corner of the Harold E. Collins, et ux, property; thence North 21 deg. 22 min. West 238.0 feet to an iron fencepost; thence South 43 deg. 45 min. East 234.5 feet to a point in the north right of way of Lakeview Drive and being a N.E.S. Utility anchor pole; thence along the right of way of said Lakeview Drive, South 55 deg. 09 min. West 88.5 feet to the point of beginning, containing .24 acres, more or less.

BEING the same property conveyed to Mackie D. Shanks and wife, Lorie M. Shanks, by deed dated July 25, 1996, from Harold Allen Collins and wife, Brenda Collins, of record in Book 10136, page 136, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 7420 Lakeview Drive, Nashville, TN 37209

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 hands this 25th day of October, 2004.

Mackie D. Shanks

Lorie M. Shanks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Mackie D. Shanks and Lorie M. Shanks, the 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 Nashville, Tennessee this 25th day of October, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

