Davidson County DEEDWARR
Recvd: 12/21/04 14:27 2pgs
Fees:13.00 Taxes:412.55

20041221-0151735

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05 (AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lang Sayasack	New Owner	Map 182.00-0
~~6443~~ 613 Woodburn Dr.		Group
Smyrna, TN 37167		Parcel 044.00

FOR AND IN 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

Frederic S. Koenig and wife, Janet E. Koenig

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Lang Sayasack and wife, Lay Sayasack and Sybandit Sayasack and Sunnee Sayasack, a married woman,** 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 5th Civil District of Davidson County, Tennessee, described according to a survey made by John Coleman Hayes, Jr. and Associates, July 12, 1968, as follows:

BEGINNING at an iron pin in the westerly margin of Hobson Pike. Said iron pin being the common front corner of the land herein described and the tract of land conveyed to Grace Cotten by deed of record in Book 4310, page 372; thence leaving said pike south 81 deg. 54 min. 30 sec. west 652.72 feet to an iron pin; thence north 03 deg. 22 min. 30 sec. east 456.00 feet to an iron pin in the south margin of Hobson Pike; thence along the said margin of Hobson Pike south 84 deg. 04 min. 30 sec. east 405.03 feet to an iron pin; thence continuing along the margin of said pike south 73 deg. 15 min. 30 sec. east 109.83 feet to an iron pin which is the beginning of a curve; thence along said curve 98.00 feet to an iron pin in the westerly margin of Hobson Pike; thence south 12 deg. 13 min. 30 sec. east 226.42 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT:

Beginning at a point located at the southeasterly property corner of the above described parcel of land, said point also being located in the westerly right of way margin of Old Hickory Boulevard, thence proceeding along a curve to the right of a radius point, with a radius of 360 feet for a distance of 476.14 feet to a point in the southerly margin of Old Hickory Boulevard, thence along the southerly margin of Old Hickory Boulevard along a line S 80 deg. 15' 49" E a distance of 153.0 feet to a point, thence continuing along the southerly right of way margin of Old Hickory Boulevard along a curve to the left of a radius point, with a radius of 178.26 feet for a distance of 254.98 feet to a point, thence continuing with the westerly margin of Old Hickory Boulevard along a curve to the right of a radius point, with a radius of 1103.76 feet for a distance of 120.56 feet to the point of beginning and containing 12,900 square feet or 0.296 acres, more or less.

Being part of the same property conveyed to Frederic S. Koenig and wife, Janet E. Koenig, by deed from James Kelly Guess and wife, Lucythia D. Guess, of record in Book 10778, page 271, said Register's Office. (See also excluded tract of record in Instrument 200002030011192, said Register's Office.)

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors.

* **a married man**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 13877 Old Hickory Blvd., Antioch, TN 37013

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 17th day of December, 2004.

Frederic S. Koenig

Janet E. Koenig

STATE OF FLORIDA
COUNTY OF Duvall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederic S. Koenig and Janet E. Koenig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville, Florida, this 17 day of December, 2004.

My Commission Expires: _____

Notary Public

Kathy J. Choat
MY COMMISSION # DD027011 EXPIRES
May 17, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

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