This instrument prepared by:
Brenda R. Lehman, Attorney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 04/04/05 10:06 3 pgs
Fees:18.00 Taxes:153.55
20050404-0036044

File No.: **2120-783135**

WARRANTY DEED

THIS INDENTURE, made and entered into this **First day of April, 2005**, by and between **Paul Brian Ignatz, unmarried**, parties of the first part, and **Jerrell D. Rawls and Penny J. Rawls, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED FEBRUARY 18, 1997, AND KNOWN AS JOB #960306 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A 50' INGRESS-EGRESS, UTILITY AND PRIVATE WATER LINE EASEMENT, SAID POINT OF BEGINNING BEING 753.52' NORTHWESTERLY FROM THE NORTHWESTERLY MARGIN OF GREER ROAD, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE CENTER OF THE SAID EASEMENT, S. 52 DEG. 51 MIN. 47 SEC. W 369.52' TO AN IRON PIN IN A FENCE LINE, THE LINE OF THE MONTRY DUKE PROPERTY OF RECORD IN BOOK 4731, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH DUKE'S LINE AND A FENCE N. 43 DEG. 19 MIN. 58 SEC. W 560.30' TO AN IRON PIN; THENCE, LEAVING DUKE'S LINE, N. 66 DEG. 00 MIN. 11 SEC. E 535.33' TO AN IRON PIN IN THE CENTER OF SAID 50' INGRESS-EGRESS, UTILITY AND PRIVATE WATER LINE EASEMENT; THENCE WITH THE CENTER OF SAID EASEMENT, THE FOLLOWING TWO CALLS: S 21 DEG. 09 MIN. 07 SEC. E 146.84' TO AN IRON PIN; THENCE, S. 27 DEG. 19 MIN. 28 SEC. E 298.54' TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT INGRESS-EGRESS, UTILITY AND PRIVATE WATER LINE EASEMENT, OF RECORD IN BOOK 10424, PAGE 432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH A 20 FOOT EASEMENT FOR PLACEMENT OF PRIVATE WATER METERS ALONG GREER ROAD, OF RECORD IN BOOK 10424, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Paul Brian Ignatz, unmarried from Charles E. Spencer, Jr. and wife, Ada Paullette Spencer, by virtue of Warranty Deed as recorded on 11/12/2003 in Instrument Number 20031112-0165570, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **11-182**
X Improved OR
Unimproved property located at: **2683 Greer Rd., Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul Brian Ignatz

STATE OF **TENNESSEE**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul Brian Ignatz, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **First day of April, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

****

Owner's Name: **Jerrell D. Rawls and Penny J. Rawls**

and Address: **2683 Greer Rd.**
Goodlettsville, TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Jerrell D. Rawls
2304 Woodmont Dr.
Springfield, TN 37172

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$41,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **First day of April, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007