This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 007-00-0
PARCEL: PART OF 076.00
GROUP:

New Owner's Address
Send Tax Bills to same address
Kevin Lee Wilson and wife, Lisa Erin Wilson
2229 Tinnin Road
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/13/05 11:40 2 pgs
Fees:13.00 Taxes:588.30
20050713-0081130

WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2005 between

Donald Lanius

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kevin Lee Wilson and wife, Lisa Erin Wilson

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land being located in Davidson County, Tennessee, is further described as follows, to-wit:

Tract #1: Beginning at an iron rod (old) in the Westerly margin of Tinnin Road, 25' off centerline, being the Southeast corner of this tract. Also being the Northeast corner of James Oldham, Book 4793, Page 50 R.O.D.C., TN. Thence with Oldham, S 59 deg. 43' 17" W 781.54' to an iron rod (old) at the base of an old Maple Tree. Said point being the Northwest corner of Oldham and the Northeast corner of Danny Bowman, Book 4803, Page 845 R.O.D.C. TN. Thence with Bowman, S 89 deg. 38' 13" W 649.53' to an iron rod (old). Said rod being the Northwest corner of Bowman and the Northeast corner of Goodlettsville Church of Christ. Thence with church property the next 3 calls. S 89 deg. 13' 22" W 422.90' to an iron rod (old), N 89 deg. 21' 39" W 100.06' to an old maple tree, S 85 deg. 45' 52" W 615.55' to an iron rod (old). Said rod being the Southwest corner of this tract and the Northwest corner of Goodlettsville Church of Christ and being in the Easterly property line of Robert Robinson Book 4044, Page 631 R.O.D.C., TN. Thence with the Easterly line of Robinson, N 07 deg. 13' 05" E 166.90' to an iron rod (new). The Northwest corner of this tract, thence leaving Robinson's Easterly line, with tract #2, S 82 deg. 30' 43" E 699.51' to an iron rod (new). Thence, N 89 deg. 13' 22" E 423.01' to an iron rod (new). Thence, N 89 deg. 38' 13" E 449.41' to an iron rod (new). Thence, N 58 deg. 16' 32" E 981.85' to an iron rod (new) in the Westerly margin of Tinnin Road. Said rod lying 19' off centerline of Tinnin Road. Being the Northwest corner of this tract. Thence with the Westerly margin of Tinnin Road, a curve to the right, having a radius of 1752.33', arc length of 156.27', chord bearing S 14 deg. 54' 27" E, and a chord distance of 156.22' to the point of beginning.

This being a portion of the property conveyed to Donald Lanius by Warranty Deed dated 11/14/2003 from Thomas M. Davis and wife, Mary Sue T. Davis of record in Instrument Number 20031117-0167282, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by, Complete Surveying Services Registered Land Surveyor, Tennessee No. 1743, whose address is 1101 Waverunner Court East, Nashville, TN 37217, 615/485-5209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Donald Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Lanius single the within named 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 office this 8th day of July, 2005.

Notary

My Commission Expires: 5/18/09

PERRY A. DAVIS JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $159,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of July, 2005.

Notary Public

My Commission Expires: 5/18/09

PERRY A. DAVIS JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY