Davidson County DEEDWARR
Recvd: 03/09/06 15:00 2 pgs
Fees:13.00 Taxes:185.00

20060309-0027762

PREPARED BY:
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of March, 2006 by and between **Rusty D. Waller and wife, Tasha Waller,** herein after referred to as **GRANTOR, Robin Dewayne Waller,** herein after referred to as **GRANTEE.**

WITNESSETH: That for and in consideration of One Hundred Thirty Thousand ($50,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of ~~Lawrenceburg~~ Joelton, County of ~~Lawrence~~ Davidson, State of Tennessee, more particularly described as follows:

Certain real property situated in the 24th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T., in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract; thence along the northern margin of Marrowbone Ridge Road, along a curve with a radius of 835.00 feet, an arc length of 352.54 feet, and a chord being North 63 deg. 29 min. 46 sec. West, 349.93 feet to a new iron pin.

Thence along a new line, North 58 deg. 00 min. 00 sec. East, 170.50 feet to a new iron pin; thence continuing along a new line, North 17 deg. 30 min. 00 sec. East, 222.27 feet to a new iron pin; thence continuing along a new line, North 08 deg. 44 min. 37 sec. East, 202.67 feet to a new iron pin; thence continuing along a new line, North 33 deg. 07 min. 42 sec. East, 353.23 feet to a new iron pin; thence continuing along a new line, North 27 deg. 40 min. 06 sec. East, 195.99 feet to a new iron pin; thence continuing along a new line, South 62 deg. 19 min. 54 sec. East, 100.00 feet to a new iron pin; thence continuing along a new line, South 24 deg. 37 min. 49. sec. West, 558.78 feet to a new iron pin; thence continuing along a new line, South 59 deg. 58 min. 06 sec. East 134.39 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T.; thence along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 5.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 09/03/1998.
The above described property is conveyed subject to the following perpetual ingress /egress easement, being described as follows, to-wit:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T., in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract; thence along the northern margin of Marrowbone Ridge Road, along a curve with a radius of 835.00 feet, an arc length of 30.10 feet, and a cord being North 74 deg. 33 min. 31 sec. West, 30.10 feet to a point; thence along a new line, North 20 deg. 04 min. 49 sec. East, 547.06 feet to a point; thence continuing along a new line, South 59 deg. 58 min. 06 sec. East, 30.46 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T.; thence along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 0.374 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 09/03/1998.

Being the same property conveyed to Rusty D. Waller and wife, Tasha Waller by deed of record from Rusty D. Waller in Book 11192, page 140, of said Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Robin Dewayne Waller, unmarried, by deed from Ozella Barbee, unmarried, of record in Book 10873, page 691, Register's Office of Davidson County, Tennessee.

This is Improved / unimproved property known as: 5300 Ridge Road Joelton, TN 37080

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first written above:

Rusty D Waller
Rusty D. Waller

Tasha Waller
Tasha Waller

INDIVIDUAL
STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Rusty D. Waller and Tasha Waller,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of **March, 2006.**

Notary Public

My Commission Expires:_____

JAMES T. SEARS
NOTARY PUBLIC
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

Name and Address of Property Owner:
Robin Dewayne Waller
5300 Ridge Road
Joelton, TN 37080

Send Tax Statements to:
5300 Ridge Road
Joelton, TN 37080

Map & Parcel 028-00/167.00

AFFIDAVIT OF VALUE

STATE OF
COUNTY OF

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $50,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **March, 2006.**

Notary Public

My Commission Expires: _____

JAMES T. SEARS
NOTARY PUBLIC
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. # E
GOODLETTSVILLE, TN. 37072