2240
book 186

Davidson County DEEDWARR
Recvd: 04/11/06 13:54 3 pgs
Fees:18.00 Taxes:332.63

20060411-0041745

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2006.

Notary Public
MY COMMISSION EXPIRES 11/14/09
File No. G6-0485D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher B. Cannon, unmarried (NAME)	Same (NAME)	31-123
2152 Ingram Road (STREET ADDRESS	(STREET ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Vicki C. Fraser and Thomas D. Fraser, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher B. Cannon, unmarried** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions. and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Thomas D. Fraser is signed by his duly appointed Attorney-in-fact Vicki C. Fraser, pursuant to the Power of Attorney recorded as Instrument # 20060411 00 41744, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2152 Ingram Road, Whites Creek, TN 37189.

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. Whenever 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 my/our hand(s) this 31st day of March, 2006.

Vicki C. Fraser

Thomas D. Fraser by Vicki C. Fraser,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Vicki C. Fraser, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2006.

My Commission Expires:_____

_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vicki C. Fraser, attorney-in-fact for Thomas D. Fraser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Land in the 10th Civil District of Davidson County, Tennessee, being known as Lot 1 on the Final Plat of J.R. Reed Subdivision, a plat of which is of Record in Book 6900, page 898, Register's Office for Davidson County, Tennessee, and being more particularly described as according to a survey made by Jessee Walker, RLS, PE Dated May 11, 1989, as follows: Beginning at an iron pin located on the north margin of Ingram Road, 1379 feet more or less, from the West margin of Lickton Pike, said pin being the Southwest corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, leaving said margin and severing Parcel 47, North 10 degrees 59 minutes 40 seconds West a distance of 454.56 feet to an iron pin, said pin being the northwest corner of the property herein described and being a new corner the remainder of Parcel 47; thence continuing to sever parcel 47, North 78 degrees 04 minutes 00 seconds East a distance of 188.60 feet to an iron pin, said pin being the northeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, continuing to sever Parcel 47, South 10 degrees 59 minutes 40 seconds East a distance of 466.33 feet to an iron pin on the North margin of Ingram Road, said pin being the southeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence continuing along said margin, South 79 degrees 00 minutes 20 seconds West, a distance of 9.54 feet to an iron pin at the beginning of a curve to the right; thence, continuing along along said margin with a curve to the right (said curve having a radius of 1850 feet, a delta angle of 05 degrees, 33 minutes, 13 seconds, a chord Bearing of South 81 degrees, 46 minutes 57 seconds West and a chord distance of 179.25 feet) a distance of 179.32 feet to an iron pin, the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Vicki C. Fraser and Thomas D. Fraser, wife and husband , by Deed from Ronald A. Jacobs, dated April 22, 1994, of Record in Book 9324, Page 352, Register's Office for Davidson County, Tennessee.