WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 14:25 3 pgs
Fees:18.00 Taxes:214.60

20060417-0043445

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPERS IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2006

Notary Public

MY COMMISSION EXPIRES: 10-23-09

(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. OCT. 23, 2009 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Tiller	Owner	MAP 16
(NAME)	(NAME)	
2415 Union Hill Road		PARCEL 43.00
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Vallie Mae Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Tiller and wife, Sheila R. Tiller

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

unimproved (X)
This is improved ( ) property, known as 50 +/- acres Tax Id#016-00-0-043, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of April, 2006

Vallie Mae Edwards

Vallie Mae Edwards

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vallie Mae Edwards

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 12th day of October, 2006.

Commission expires 11-23-09

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC NOV. 23, 2009 COUNTY OF SUMNER

Dixie Seagraves
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Two tracts of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Begining at a stake in the northwesterly line of the old Webber, now Marshall, tract of land, the southeast corner of 190 acres of land conveyed to M. F. Knox and wife, by deed of record in Book 323, Page 587, Register's Office for said County; thence with said Webber or Marshall line, south 37 deg. west 152 poles to the north line of Edmondson's land; thence with said line, westerly 26 1/2 poles to a gum, the original southwest corner of the old Hirschenzwing tract of land; thence with the west line of said tract, north 2 1/2 deg. east 132 poles to a stake, the southwest corner of Knox land; thence with the south line of said Knox land, easterly 120 poles to the beginning, containing 50 acres more or less.

SECOND TRACT: Being part of 63.3 acre tract described according to a survey made by C. J. Carney, April 23, 1951, as follows:

Beginning at a stone on top of ridge, the northeast corner of the property conveyed to M. D. Halliburton and wife, by deed from C. M. Carlisle and wife, of record in Book 1880, Page 338, Register's Office for said County, Newlin's northwesterly line; thence with said line north 41 deg. 45' east 1066.24 feet to a stake, Pritchett's westerly line, thence with said line, north 15 deg. west 467 feet to a wire fence corner; continuing with Pritchett's northwesterly line, north 41 deg. 45' east 627 feet to a point in Union Hill Road; thence with said Road, northwestwardly 12 feet; thence south 41 deg. 45' west 627 feet, more or less to a point; thence south 15 deg. east 467 feet, more or less, to a point; thence south 41 deg. 45' west 1066.24 feet to Halliburton's northerly line; thence with said line, eastwardly 12 feet to the beginning.

Being the same property conveyed to Joe V. Edwards and wife, Vallie Mae Edwards by deed from Essie E. Halliburton Meadows and husband, W. F. Meadows of record in Book 3402, Page 267, Register's Office, Davidson County, Tennessee. The said Joe V. Edwards has since deceased.

Vallie Mai Edwards and Vallie Mae Edwards is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.