Davidson County DEEDWARR
Recvd: 04/27/06 11:42 3 pgs
Fees:18.00 Taxes:1110.00
20060427-0048269

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Henry H. Southerland	Henry H. Southerland	50-095.00
631 Brick Church Lane	631 Brick Church Lane	
Whites Creek, TN 37189	Whites Creek, TN 37189	

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 hereby acknowledged, **H. H. Southerland, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Henry H. Southerland and wife, Christie Diane Southerland**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Tract I:
Beginning at an iron pin in the east boundary line of the H. H. Southerland property a distance of 2133.74 feet north of a concrete monument marking the southeast corner of said property, and running as follows:

North 89 degrees West a distance of 361.5 feet to an iron pin; thence North 1degree East a distance of 361.5 feet to an iron pin; thence, South 89 degrees East 361.5 feet to an iron pin in the east boundary line of the H. H. Southerland property; thence with said boundary line, South 1 degree West a distance of 361.5 feet to a point, said point being the point of beginning, and said tract containing three (3) acres, more or less, per survey of Turn Engineering Company dated November 16, 1972.

Tract II:
Beginning at an iron pin in the West boundary line of the Frances M. Southerland property a distance of 2133.74 feet north of a concrete monument on the north margin of Brick Church Lane marking the southwest corner of the said Frances M. Southerland property and running as follows:

South 89 degrees East a distance of 120.5 feet to a point; thence parallel with Frances M. Southerland's western boundary line North 1 degree East a distance of 361.5 feet to a point; thence north 89 degrees West a distance of 120.5 feet to a point in the West boundary line of said Frances M. Southerland property; thence south 1 degree west with said West boundary line of France M. Southerland property a distance of 361.5 feet to the iron pin, said pin being the point of beginning. Said tract being one (1) acre more or less.

Tract III:
Being a tract of land in Davidson County, Tennessee and more accurately described according to a survey thereof made by Anthony T. Bollinger, R. L. S., Tennessee License No. 2095, dated January 8, 2002 as follows:

Beginning at an existing concrete monument; said monument being most northwest corner of the

J. D. Southerland property and the most northeast corner to herein described tract; thence south 02 degrees 20' 00" West, 906.78 feet to a set iron pin; thence North 87 degrees 40' 00" West, 361.5 feet to a set iron pin; thence North 02 degrees 20' 00" East, 921.6 feet to a set iron pin; thence South 85 degrees 19' 07" East, 361.8 feet to the point of beginning containing 7.587 acres, more or less.

Tract IV:
Being a tract of land in Davidson County, Tennessee and more accurately described according to a survey thereof made by Anthony T. Bollinger, R. L. S., Tennessee License No. 2095, dated January 8, 2002 as follows:

Beginning at an existing concrete monument; said monument being most northwest corner of the J. D. Southerland property and the most northeast corner the Mrs. H. H. Southerland Property in (Book 1910 page 159 R. O. D. C.), and the most northeast corner to herein described tract; thence South 85 degrees 19" 07" East, 120.6 feet to a set iron pin; thence South 02 degrees 20' 00" East, 906.78 feet to the point of beginning containing 2.502 acres, more or less.

Tract I conveyed to H. H. Southerland, Jr., from Elsie R. Southerland by quitclaim deed dated November 18th, 1972, recorded in Book 4656, page 794, Register's Office of Davidson County, Tennessee.

Tract II conveyed to H. H. Southerland, Jr., from Frances M. Southerland by quitclaim deed dated April 4th, 1976, recorded in Book 5016, page 404, Register's Office of Davidson County, Tennessee.

Tract III conveyed to H. H. Southerland, Jr., from Elsie Southerland by quitclaim deed dated February 4th, 2002, recorded as Instrument #20030916-0136054, Register's Office of Davidson County, Tennessee.

Tract IV conveyed to H. H. Southerland, Jr., from Frances M. Southerland by quitclaim deed dated February 4th, 2002, recorded as Instrument #20030916-0136055, Register's Office of Davidson County, Tennessee.

All legal descriptions for Tracts I-IV are the same legal descriptions as the last deeds appearing of record.

This is improved property known as: 631 Brick Church Lane, 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 our hands this 25th day of April, 2006.

H. H. Southerland, Jr.

Connie J. Southerland

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named H. H. Southerland Jr and Connie J Southerland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 25 day of April, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this 25 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY