File No. 60094

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis O. Champagne	GMAC Mortgage Corporation	39-120.00
(NAME)	(NAME)	
6956 Old Hickory Boulevard	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9001	Horsham, PA 19044	
(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, Elizabeth P. Champagne and Eric B. Salser, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis O. Champagne, an unmarried man, 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"

Being the same property conveyed to Elizabeth P. Champagne and Eric B. Salser, as joint tenants with the right of survivorship, by deed from Steven G. McLaughlin, unmarried, dated August 30, 2004, of record in Instrument No. 20040902-0106483, Register's Office, Davidson County, Tennessee.

Subject to greenbelt application of record in Instrument No. 20060302-0024131, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 6956 Old Hickory Boulevard, Whites Creek, TN 37189-9001

(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 our hands this 26th day of April, 2006.

Elizabeth P. Champagne

Eric B. Salser

Davidson County DEEDWARR
Recvd: 05/04/06 14:53 3 pgs
Fees:18.00 Taxes:2590.00

20060504-0052216

File No. 60094
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 Elizabeth P. Champagne and Eric B. Salser, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2006.

Commission expires:

11-22-08



Notary Public

Exhibit A

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 25, 1999, and known as Job No. 990011, as follows:

Beginning at an iron pin set in the center of a drain in the southerly margin of Old Hickory Boulevard, said pin being the Northeast corner of the herein described tract and the Northwest corner of the C. R. Jones property of record in Book 2153, Page 356, R.O.D.C., TN.; thence leaving the margin of said road with Jones' westerly line
S 20 degrees 12' 40" W 248.08' to an 8" Ash Tree; thence
S 71 degrees 23' 15" W 407.00' to a 28" Box Elder; thence
S 61 degrees 09' 49" W 343.48' to a 30" Maple; thence
S 51 degrees 19' 09" W 540.00' to an iron pin set; thence
S 11 degrees 43' 52" E 1023.00' to an existing iron pin at the Northeast corner of the Samuel Ingram property of record in Book 4478, Page 424, R.O.D.C., TN.; thence with Ingram's northerly line S 86 degrees 41' 19" W 1033.05' to an iron pin set in the northerly line of the Robert Bobel property of record in Book 6831, Page 931, R.O.D.C., TN.; thence with Bobel's line the following calls :
N 63 degrees 00' 00" W 144.37' to an iron pin set; thence
N 00 degrees 00' 00" E 148.50' to an iron pin set; thence
N 60 degrees 00' 00" W 191.40' to an iron pin set at the Southeast corner of the George R. Hazlewood property of record in Book 5858, Page 280, R.O.D.C., TN.; thence with Hazlewood's line the following calls:
N 02 degrees 41' 13" E 265.71' to an old tree stump; thence
N 07 degrees 40' 12" W 595.91' to a 14" Hickory; thence
N 72 degrees 13' 41" W 426.68' to an iron pin set; thence
N 28 degrees 00' 00" E 363.00' to an iron pin set; thence
N 08 degrees 00' 00" W 280.50' to an iron pin set; thence
N 49 degrees 25' 13" W 181.85' to an iron pin set, a corner to the Aldis B Gordon property of record in Book 2929, Page 459, R.O.D.C., TN.; thence with the southerly line of Aldis the following calls:
S 75 degrees 51' 02" E 158.40' to an iron pin set; thence
N 57 degrees 35' 58" E 219.54' to a 20" Hickory; thence
N 89 degrees 13' 10" E 197.31' to twin 6" Maples; thence
S 71 degrees 21' 54" E 181.32' to a 14" Cedar; thence
S 35 degrees 04' 01" E 339.16' to an 8" Elm; thence
S 42 degrees 04' 38" E 143.97' to a 10" Maple; thence
S 71 degrees 20' 20" E 130.93' to a rock pile by a Hickory Tree; thence
N 60 degrees 33' 41" E 486.57' to an iron pin set; thence
N 80 degrees 04' 15" E 430.66' to a 14" Hickory; thence
N 77 degrees 46' 07" E 300.28' to an iron pin set; thence
N 03 degrees 07' 54" W 153.12' to an iron pin set; thence with the center of a spring branch S 65 degrees 46' 33" E 437.83' to an iron pin set in the southerly margin of Old Hickory Boulevard, 25' from the centerline; thence with said road
S 63 degrees 47' 16" E 79.19' to the point of beginning, containing 69.08 acres, more or less.