Davidson County DEEDWARR
Recvd: 06/23/06 09:16 3 pgs
Fees:18.00 Taxes:333.00
20060623-0074964

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James M. LaBorg, et al 223 Connell St. Goodlettsville, Tn. 37072	Same as New Owner	Map 19-13 Parcels 85.00 and 85.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NOEL E. LANIUS and wife, SHEILA L. LANIUS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES M. LaBORG and THOMAS E. LOHMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: LAND in Davidson County, Tennessee, being the northwest part of Lot No. 12 on the Subdivision of the Cartwright Property, as of record in Book 421, page 144 and 145, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of Lot No. 12 of the subdivision of the R. A. Cartwright Heirs Land as shown on Plot of said subdivision, recorded in Book 421, pages 144 and 145, said Register's Office, being a common corner with Lots Nos. 11, 20 and 21, the same being in the center line of the 40-foot right of way of Lower Connell Street; thence with the line of Lot No. 11, South 22-1/2 deg. East 126 feet to a stake in a fence corner; thence parallel with the center line of Lower Connell Street, Northeast 50 feet to a stake in a fence corner; thence North 22-1/2 deg. West 126 feet to a point in the center line of Lower Connell Street; thence with the center line of said street southwest 50 feet to the point of beginning.

BEING the same property conveyed to Noel E. Lanius and wife, Sheila L. Lanius, by deed from William C. Frensley and wife, Patricia Frensley, of record in Book 9902, page 533, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 221 Connell Street, Goodlettsville, TN 37072.

PARCEL TWO: BEING Lots Nos. 3 and 12 on the Map showing Subdivision of the R.A. Cartwright Heirs Land in Goodlettsville, as of record in Book 421, pages 144 and 145, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING in the center of Long Hollow Pike at the corner of Lots Nos. 2 and 3; thence, with the center of said Pike easterly 100 feet to the corner of Lots Nos. 3 and 4; thence northerly with the line between Lots Nos. 3 and 4 and the line between Lots Nos. 12 and 13; 420 feet to the corner of Lots Nos. 12 and 13; thence, westerly along the line common to Lots 12 and 21, 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between Lots Nos. 11 and 12 and the line between Lots 2 and 3, southerly 420 feet to the beginning.

There is included in the above description, but excluded from this conveyance, that portion of the premises conveyed to William Church, et ux, by deed from Claude B. Garrison, et ux, of record in Book 3458, page 459, Register's Office for said County, and that portion of the premises conveyed to Claude B. Garrison, et ux, by Deed from Carl L. Gibson, Sr., Trustee, with full power, of record in Book 5406, page 138, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Noel E. Lanius and wife, Sheila L. Lanius, by deed from William C. Frensley and wife, Patricia Frensley, of record in Book 9902, page 546, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 223 Connell Street, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 421, pages 144 and 145, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

NOEL E. LANIUS

SHEILA L. LANIUS

"GRANTEES"

JAMES M. LaBORG

THOMAS E. LOHMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOEL E. LANIUS and wife, SHEILA L. LANIUS, 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, at office, this the 22nd day of June, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. LaBORG and THOMAS E. LOHMAN, 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, at office, this the 22nd day of June, 2006.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

James M. LaBorg
Affiant

Sworn to and subscribed before me, this the 22nd day of June, 2006.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE