Davidson County DEEDWARR
Recvd: 06/27/06 14:14 2 pgs
Fees:13.00 Taxes:4440.00

20060627-0076860

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01511 ST WADDEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gary W. Waddey and Paula E. Waddey	same	MAP:
4716 Lealand Ln		Parcel:132-13 36.00
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL T. SANTI, AND WIFE, BETTY ANN SANTI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GARY W. WADDEY, AND WIFE, PAULA E. WADDEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4716 Lealand Ln, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of June, 2006.

Michael T. Santi

Betty Ann Santi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL T. SANTI AND BETTY ANN SANTI, 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 at Brentwood, Tennessee , this 22nd day of June, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF GATEWAY ACRES, SECOND ADDITION, AS OF RECORD IN BOOK 1424, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, AND THE WESTERLY HALF OF OLD KIRKMAN OR LEA AVENUE IN THE REAR OF LOT 32 ON SAID PLAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF LEALAND LANE AT THE NORTHWEST CORNER OF LOT NO. 31; THENCE WITH THE EASTERLY MARGIN OF SAID LEALAND LANE NORTHWARDLY 228.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET NORTHEASTWARDLY 33.13 FEET TO THE SOUTHERLY MARGIN OF GRASSLAND LANE; THENCE WITH THE SOUTHERLY MARGIN OF SAME EASTWARDLY 549.29 FEET TO THE CENTER OF OLD KIRKMAN OR LEA AVENUE; THENCE WITH THE CENTER OF SAME SOUTH 2 DEGREES, 30 MINUTES WEST 247.29 FEET TO A POINT BEING 15 FEET EAST OF THE CORNER OF LOT NOS. 31 AND 32; THENCE WESTWARDLY 15 FEET TO THE CORNER OF LOT NOS.31 AND 32 AND CONTINUING WITH THE LINE BETWEEN SAID TWO LOTS IN THE SAME DIRECTION 551.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. SANTI AND SPOUSE, BETTY ANN SANTI BY WARRANTY DEED FROM MARION W. HICKERSON, III AND SPOUSE, CYNTHIA B. HICKERSON, RECORDED ON THE 31ST DAY OF OCTOBER, 1995 IN DEED BOOK 9843, PAGE 681, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.