Davidson County DEEDWARR
Recvd: 07/14/06 12:35 3 pgs
Fees:18.00 Taxes:425.50

20060714-0085053

WARRANTY DEED

BILLS-H06123

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF June, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 10/06/09

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephanie Wagnon and Frank R. Bills	same	PART OF 155-50
8419 Lewis Road	1330 Williamson Rd.	
Nashville, TN 37221	Goodlettsville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT H. BROYLES, TRUSTEE OF ROBERT H. BROYLES REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE WAGNON AND FRANK R. BILLS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

This Instrument Prepared By, Jesse E. Walker, RLS, PE, Walker Engineering - PO Box 210456, Nashville, Tenessee 37221, 615-646-8228

Tract 2:

Being a parcel of land in the 34th Civil District of Davidson County, Tennessee and located at the intersection of McCrory Lane and Lewis Road, south of I-40 and north of US 70, and shown as part of Parcel 50.00 on Map 155-00 as evidenced in Deed Book 10472 Page 800 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the BEGINNING start at an iron pin at the intersection of Lewis Road and McCrory Lane, said iron pin being the northernmost corner of Tract 1, thence; following the west margin of McCrory Lane, with a curve to the left (said curve having a delta angle of 16 degrees 04 minutes 17 seconds and said curve having a chord direction of South 19 degrees 12 minutes 23 seconds East and said curve having a chord length of 208.64 feet, and said curve having a radius of 746.25 feet) an arc length of 209.32 feet to an iron pin, thence; continuing with the west margin of McCrory Lane, South 62 degrees 45 minutes 28 seconds West a distance of 25.00 feet to an iron pin, thence; continuing with the west margin of McCrory Lane with a curve to the left (said curve having a delta angle of 11 degrees 58 minutes 02 seconds and said curve having a chord direction of South 33 degrees 13 minutes 33 seconds East and said curve having a chord length of 160.80 feet, and said curve having a radius of 771.25 feet) an arc length of 161.09 feet to an iron pin, thence; continuing with the west margin of McCrory Lane, South 39 degrees 13 minutes 02 seconds East a distance of 175.00 feet to an iron pin, the BEGINNING, said iron pin being the northeast corner of the property herein described, and said iron pin the southeast corner of Tract thence:

1) continuing with the west margin of McCrory Lane, South 39 degrees 13 minutes 02 seconds East a distance of 242.79 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence:

2) continuing with the west margin of McCrory Lane with a curve to the right (said curve having a delta angle of 01 degrees 18 minutes 14 seconds and said curve having a chord direction of South 38 degrees 33 minutes 55 seconds East and said curve having a chord length of 31.35 feet, and said curve having a radius of 1377.50 feet) an arc length of 31.35 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence:

3) continuing with the west margin of McCrory Lane, South 52 degrees 05 minutes 12 seconds West a distance of 10.00 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence:

4) continuing with the west margin of McCrory Lane with a curve to the right (said curve having a delta angle of 14 degrees 53 minutes 46 seconds and said curve having a chord direction of South 30 degrees 27 minutes 55 seconds East and said curve having a chord length of 354.53 feet, and said curve having a radius of 1367.50 feet) an arc length of 355.53 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence:

5) continuing with the west margin of McCrory Lane, South 23 degrees 01 minutes 02 seconds East a distance of 185.62 feet to an iron pin in the west margin of McCrory Lane, said iron pin being the southeast corner of the property herein described, and said iron pin being the northeast corner of Chaffin as evidenced in Deed Book 5421 Page 89 R.O.D.C.T., thence:

6) leaving the west margin of McCrory Lane, following the line in common with Chaffin, North 79 degrees 50 minutes 26 seconds West a distance of 416.35 feet, said iron pin being in the south line of the property herein described and said iron pin being the northwest corner of Chaffin and said iron pin being the northeast corner of Keeton as evidenced in Deed Book 7601 Page 506 R.O.D.C.T., thence:

7) leaving the line in common with Chaffin, following the line in common with Keeton, North 79 degrees 30 minutes 20 seconds West a distance of 271.38 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being in the north line of Keeton, and said iron pin being the southeast corner of Tract 3, thence:

8) leaving the line in common with Keeton, following the line in common with Tract 3, North 05 degrees 59 minutes 51 seconds West a distance of 249.60 feet to an iron pin, said iron pin being in the west line of the property herein described, and said iron pin being the northeast corner of Tract 3 and said iron pin being the southernmost corner of Tract 1, thence:

9) leaving the line in common with Tract 3, following the line in common with Tract 1, North 05 degrees 45 minutes 00 seconds East a distance of 250.00 feet to an iron pin, said iron pin being in the west line of the property herein described, thence:

10) continuing with the line in common with Tract 1, North 59 degrees 21 minutes 19 seconds East a distance of 127.60 feet to an iron pin, said iron pin being in the west line of the property herein described, thence:

11) continuing with the line in common with Tract 1, North 86 degrees 05 minutes 32 seconds East a distance of 150.87 feet to an iron pin the BEGINNING, containing 7.012 acres more or less, according to a survey by Jesse E. Walker, RLS dated November 25, 2005.

Being part of the same property conveyed to Robert H. Broyles, Trustee of the Robert H. Broyles Revocable Living Trust Agreement, by Quitclaim Deed from Robert H. Broyles recorded on May 30, 1997 in Book 10472, page 800, said Register's Office for Davidson County, Tennessee.

Subject to the following restriction:
There is to be no MOBILE HOMES or structures that are not on permanent concrete foundations. The restriction includes a home of no less than 1600 square feet of living space.

This is (X) unimproved property known as 8419 Lewis Road, Nashville, Tennessee 37221 .
( ) improved

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 23rd day of June, 2006 :

Robert H. Broyles

Robert H. Broyles

Sylbe Broyles

Sylbe Broyles

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named ROBERT H. BROYLES, TRUSTEE OF ROBERT H. BROYLES REVOCABLE LIVING TRUST, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner, Tennessee, this 23rd day of June, 2006.

Notary Public

My Commission Expires: 10/01/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named SYLBE BROYLES, the bargainor(s), 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 Sumner County, TN, this 23rd day of June, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY