NEW OWNER
SEND TAX BILLS TO:

Daniel Reeder
~~235 Swift Drive~~
Goodlettsville, TN 37072
Map 7
Parcels 123 & 124

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 07/17/06 14:23 3 pgs
Fees:18.00 Taxes:170.94
20060717-0085784

THIS DEED OF CONVEYANCE, executed and delivered by **ERVIN D. BROWN** and wife, **KAREN R. BROWN**, hereinafter called the Grantors, to **DANIEL REEDER**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, certain tracts or parcels of land located in the 10th and 11th Civil Districts of Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT I
LAND in the 10th Civil District of Davidson County, Tennessee, as described in an unrecorded survey made by Charles R. Simmons on January 27, 1976, to-wit:
BEGINNING at a spike on the east margin of U.S. Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.0 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike; containing 4.59 acres, more or less.

EXCLUSION:
INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Beginning at a point of intersection of the west margin of S.R. 11 (U.S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 39' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point; thence North 34 deg. 51' 39" West 583.36 feet to a point; thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of S. R. 11 (U. S. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning and containing 3.784 acres and being part of the property conveyed by the Bank of Goodlettsville as Executor to Dennis W. Birdwell, of record in Book 5766, Page 4, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in the 11th Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker dated February 6, 1990 as follows:

BEGINNING at an existing highway monument in the easterly margin of U. S. Highway 41; said monument being the most southwest corner to herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77 deg. 33' 17" West, 210.21 feet to the point of beginning, containing 3.73 acres more or less.

The above-described two tracts are the same property as that conveyed to Ervin D. Brown and wife, Karen R. Brown by deed from Gary K. Birdwell of record at Instrument No. 20011120-0127513, in the Register's Office for Davidson County, Tennessee.

There is located on the above described property, and included in this conveyance, one 1971 Dolphin 12' x 60' mobile home, Serial No. 71-602-641, being underpinned with the wheels removed and forming a part of the property herein described.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 17th day of July, 2006.

ERVIN D. BROWN

Karen R Brown

KAREN R. BROWN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ervin D. Brown and Karen R. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17 day of July, 2006.

G L Dilliha

NOTARY PUBLIC

My Commission Expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
08-23-2009
COUNTY OF ROBERTSON

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $46,200.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Karen B. Heavener

AFFIANT

SUBSCRIBED and SWORN to before me this the 17th day of July, 2006.

Christy Y. Lane

NOTARY PUBLIC/Register

My Commission Expires: 3-21-09

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY