2-BW

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of August, 2006.

_____
Notary Public

My Commission Expires: 11/4/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY:**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/06 12:03 2 pgs
Fees:13.00 Taxes:1226.55
20060804-0095712

ADDRESS NEW OWNER(S) AS FOLLOWS:
John W. Fawcett and Diane M. Ranaldi
6110 Fire Tower Road
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

11300020000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Deery, and spouse Caroline Deery hereinafter referred to as Grantors, hereby transfers and conveys to John W. Fawcett and Diane M. Ranaldi, a married couple, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in the Twenty-third civil District of Davidson County, Tennessee, and located on the West margin of Fire Tower Road and East of Buffalo Road and being Tract 5 as shown on an unrecorded plat of the Hilda Prescott property, performed by James Jeffers, Jr. RLS Tennessee Number 1270, of Jeffers Engineering dated June 13, 1987, and being more particularly described as follows:

Beginning on an iron pin located on the northerly margin of Fire Tower Road (which has a 50 foot wide utility and ingress and egress easement) and said pin being the Northeast corner of the herein described tract and the Southeast corner of Ashworth as evidenced in Deed Book 5480, page 509 in the Register's Office of Davidson County, Tennessee (RODC), Thence;

Leaving said margin and along the centerline of Fire Tower Road and along the east line the herein described tract S 24-58-05 W distance of 525.00 feet to an iron pin, thence;

Leaving the centerline of said road and along the South line of the herein described Tract N 77-40 14 W a distance of 471.48 feet to an iron pin set in concrete in the East line of Whitfield as evidenced in Deed Book 5221, page 895 (RODC), Thence,

Along the common line of Whitfield and the herein described Tract N 05-28-30 E a distance of 402.02 feet to an iron pin in the South line of Ashworth, Thence;

Along the common line of Whitfield and the herein described Tract S 87-49-05 E a distance of 644.51 feet to an iron pin, the beginning, containing 5.74 acres more or less according to a survey by James Jeffers Jr. RLS, Tenn. No. 1270 of Jeffers Engineering dated 6-13-87.

Being the same property conveyed to John Deery and spouse, Caroline Deery by warranty deed from Christopher S. Moran and spouse Mary K. Moran, of record in Instrument No. 20040719-0085541, Register's Office for Davidson County, Tennessee, dated June 29, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Utility easement to the Harpeth Valley Utilities District of record in Doc. No. 200003200028390, said Register's Office. Grant of Easement for a 50 foot common easement for ingress and egress and utility and drainage purposes of record in Book 8668, page 869, as amended in Book 8895, page 855 together with and subject to a 50 foot easement for ingress and egress of record in Book 8668, page 869, said Register's Office, as amended in Book 8895, Page 855, said Register's Office, re-recorded in Book 8917, page 210, said Register's office. Said amendment creates an association formed for the purpose of maintenance and improvement of said easement and rerecorded in Book 8917, page 210, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6110 Fire Tower Road, Nashville, TN 37212.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 3rd day of August, 2006.

John Deery

Caroline Deery

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Deery, and Caroline Deery, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/3/2006.

Witness my hand and official seal this 3rd day of August, 2006.

Notary Public

My Commission Expires: 11/4/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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