Davidson County DEEDWARR
Recvd: 08/29/06 12:00 2 pgs
Fees:13.00 Taxes:586.45

20060829-0106666

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CRE-06-4120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Doss	New Owner (NAME)	008-00-0003.00
4120 Baxter Road		08-00-3
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM L. COLLEY AND WIFE, ANNE T. COLLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKE DOSS AND WIFE, CINDY DOSS, 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:

A TRACT OF LAND IN THE FOURTEENTH (14TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, DATED FEBRUARY 22, 1964, AS FOLLOWS:

BEGINNING AT AN IRON PIN, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO B. A. REDIKER AND WIFE, BY DEED OF RECORD IN BOOK 1227, PAGE 94; THENCE, NORTH 86 DEG. 23' EAST 935.4 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF BAXTER ROAD; THENCE, WITH THE MARGIN OF THE SAME, SOUTHWESTWARDLY 850 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE REDIKER PROPERTY; THENCE, NORTH 15 DEG. 30' EAST 166 FEET TO AN IRON PIN; THENCE NORTH 87 DEG. WEST 115.5 FEET TO AN IRON PIN; THENCE, NORTH 42 DEG. WEST 148.5 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 4.1 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. COLLEY AND WIFE, ANNE T. COLLEY BY WARRANTY DEED FROM KENNETH ROSSON PENCE AND DONNA MARIE PENCE WILSON, RECORDED ON THE 16TH DAY OF JULY, 1987 IN DEED BOOK 7298, PAGE 829, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4120 Baxter Road, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), 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 25th day of August, 2006.

William L. Colley

Anne T. Colley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Colley and Anne T. Colley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903