Davidson County DEEDWARR
Recvd: 08/31/06 12:02 5 pgs
Fees:28.00 Taxes:29.60

20060831-0107741

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
Washington Square, Suite 326
Nashville, Tennessee 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Elizabeth J. Anderson and Clarence Anderson as Trustees For the C. S. and Elizabeth Anderson Family Living Trust	Elizabeth J. Anderson and Clarence Anderson as Trustees For the C. S. and Elizabeth Anderson Family Living Trust	022-00192
5327 Swindle Road Whites Creek TN 37189	5327 Swindle Road White Creek TN 37189	

FOR AND IN CONSIDERATION of the sum of Eight Thousand Dollars and no/100 ($8,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Thomas E. Swindle and Donna Swindle, (the "Grantors") has bargained and sold and by these presents does transfer and convey unto Elizabeth J. Anderson and Clarence Anderson as Trustees for the C. S. and Elizabeth Anderson Family Living Trust (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin in the centerline of a gravel road running generally in a northeasterly direction from Whites Creek Pike, the same being about 1270 feet from Whites Creek Pike; thence North 64° 21' 21" West 151.46 feet to an iron pin; thence North 33° 56' 48" West 139.48 feet to an iron pin; thence North 40° 39' 45" East 177.51 feet to an iron pin; thence South 42° 34' 25" East 80.11 feet to an iron pin; thence South 17° 44' 44" East 156.22 feet to an iron pin in the centerline of said gravel road; thence with the centerline of said gravel road, North 19° 03' 01" East 91.20 feet to an iron pin; North 10° 19' 39" East 66.07 feet to an iron pin; and North 36° 52' 22" East 140.91 feet to an iron pin; thence leaving said road and passing through a concrete monument, North 87° 57' 28" East 146.19 feet to an iron pin; thence South 38° 59' 11" East 123.84 feet to an iron pin; thence North 19° 52' 56" West 19.69 feet to an iron pin in Burton's line; thence with Burton's line, South 19° 52' 56" East 66 feet to an iron pin; South 32° 54' 25" West 145.26 feet to an iron pin; South 22° 09' 21" West 153.32 feet to an iron pin; thence South 22° 09' 21" West 63 feet to an iron pin; thence South 30°

59' 27" West 65.04 feet; thence South 61° 58' 12" West 26.47 feet to an iron pin; thence North 61° 18' 50" West 54.3 feet to an iron pin; thence North 35° 36' 42" West passing through a concrete monument 201.63 feet to the beginning, containing 4.1 acres more or less.

Being the same property conveyed to Thomas E. Swindle and Donna Swindle by Deed of Record in Book 6632, page 287, Register's Office for Davidson County, Tennessee.

Included in the above Tract but specifically excluded from this conveyance are the following tracts:

LAND located in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Swindle Road, said pin being the original northwest corner of Lot No. 2 in the subdivision of the David Wade property of record in Plat Book 6900, page 129, Register's Office for Davidson County, Tennessee; thence North 72 degrees 59 minutes 27 seconds East 148.57 feet to an iron pin; thence South 37 degrees 00 minutes 52 seconds East 123.84 feet to an iron pin; thence South 19 degrees 52 minutes 56 second East 20.69 feet to an iron pin; thence South 21 degrees 51 minutes 15 seconds East 65.0 feet to an iron pin in a creek; thence along said creek, South 34 degrees 52 minutes 44 seconds West 75.26 feet to an iron pin; thence North 67 degrees 38 minutes 12 seconds West 288.31 feet to an iron pin in the easterly margin of Swindle Road; thence with the easterly margin of Swindle Road the following courses: along a curve to the right (I = 13 degrees 01 minutes 24 seconds; R = 220.45 feet) a distance of 50.11 feet to a concrete monument; along a curve to the left (I = 9 degrees 01 minutes 05 seconds; R = 362.14 feet) a distance of 57.0 feet to the point of beginning, containing 0.965 acres (42.035 square feet), more or less.

BEING Lot No. 1 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Swindle and Donna Swindle by Deed of Record in Book 6632, Page 287, Register's Office for Davidson County, Tennessee.

BEING Lot No. 2 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Joe L. Wall and H. Mike Suggs d/b/a J & M Investment by Deed of Record in Book 8037 page 406 Register's Office for Davidson County, Tennessee.

This is unimproved real property on Swindle Road, Whites Creek, Tennessee 37189 (containing approximately .89 acres more or less).

No survey of the property was done in connection with this transaction. The property description was taken from a previously recorded instrument.

Possession of property is upon Delivery of the Deed. Real estate taxes for 2006 to be paid by Sellers.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. This conveyance is subject to a right of way easement 25 foot to either side of the centerline of said gravel road where the road goes entirely through the herein described property, together with a 25 foot drainage easement running parallel with and adjoining the rear lines of the herein described property.

   There is Included in this conveyance a 25 foot wide easement for the westerly one-half of the herein described 50 foot right of way easement.

2. Maintenance Agreement (as may affect property) of record in Book 6708 Page 284 said Register's Office.

   This conveyance is subject to the following restrictions:

   1. All dwellings to have completed exteriors, including water, overflows, septic tank, electricity, underpinning being completely covered from dwelling to grade;

   2. No vehicles of any kind on said property, except with current year licenses.

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

And we do further covenant and bind ourselves, our heirs and assigns 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.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, We have set my hands on this 29th day of August, 2006.

Thomas E. Swindle

Donna Swindle

Donna Swindle

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas E. Swindle and Donna Swindle, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 29th day of August 2006.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 3-22-08

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Clarence E. Anderson Trustee
AFFIANT

Sworn to and subscribed before me

this 29th day of July, 2006.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Martin C. Giner
Notary Public

My Commission Expires 3-29-06