WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/06 13:51 3 pgs
Fees:18.00 Taxes:212.75

20060915-0114630

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna O'Leary (NAME)	SAME AS NEW ONWER (NAME)	MAP 89
Lake Kennedy Senior Center 400 Santa Barbara Blvd. (ADDRESS)	(ADDRESS)	PARCEL 89.01
Cape Coral, FL 33991 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph Mark West and wife, Rhonda M. West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna O'Leary

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying in the 1st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Burns & Assoc., Inc., dated March 5, 2004, as follows, to-wit:

BEGINNING at a concrete monument (old), said point being the southwestern most corner of the herein described parcel, the northwestern most corner of a parcel belonging to Billie Randolph, as evidenced by Instrument of record in Book 6247, Page 368, Register's Office for Davidson County, Tennessee, and also falling on the easterly margin of Wilkinson Road;

THENCE, along the easterly margin of Wilkinson Road, 25 feet from and parallel to the centerline of said Road around a curve to the left, said curve having a radius of 397.51 feet and an arc length of 196.61 feet, North 26 degrees 52 minutes 02 seconds East 194.61 feet to an iron rod (new);

THENCE, continuing along the easterly margin of Wilkinson Road, North 21 degrees 41 minutes 47 seconds East 31.35 feet to an iron rod (new), said point being the northwestern most corner of the herein described parcel and falling on the southerly margin of Morgan Road;

THENCE along the southerly margin of Morgan Road, 25 feet from and parallel to the centerline of said Road, South 83 degrees 07 minutes 58 seconds East 195.21 feet to an iron rod (new);

THENCE continuing along the southerly margin of Morgan Road, around a curve to the left, said curve having a radius of 1044.75 feet and an arc length of 95.25 feet, South 85 degrees 44 minutes 42 seconds East 95.21 feet to an iron

CONTINUED

unimproved ( )
This is improved (X) property, known as **7494 Wilkinson Road, Joelton TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 13th day of September, 2006

Joseph Mark West

Rhonda M. West

Rhonda M. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Mark West and wife, Rhonda M. West

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of September, 2006.

Commission expires 3-20-2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

rod (new), said point being the westerly most corner of a parcel belonging to L. Osaile as evidenced by Instrument recorded in Book 2543, Page 27, Register's Office of Davidson County;

THENCE leaving said margin along the westerly line of the L. Osaile parcel, South 58 degrees 30 minutes 00 seconds East 36.07 eet to an iron rod (new);

THENCE continuing along the westerly line of the L. Osaile parcel, South 69 degrees 30 minutes 00 seconds East 168 feet to an iron rod (new), said point being the northeastern most corner of the herein described parcel, and the southerly most corner of the L. Osaile parcel and the northwestern most corner of a parcel belonging to Thomas Klem, as evidenced by Instrument No. 20030221-0023235, Register's Office for Davidson County, Tennessee;

THENCE along the westerly line of the Thomas Klem parcel, South 10 degrees 00 minutes 00 seconds West 248.00 feet to a concrete monument (old), said point being the southwest corner of the Thomas Klem parcel and a corner to a parcel belonging to Robert Kilmarx as evidenced by Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee, also being the northeasterly most corner of theh aforementioned Billie Randolph parcel;

THENCE along the northerly line of the Billie Randolph parcel, North 76 degrees 00 mintues 00 seconds West 437.61 feet to a concrete monument (old);

THENCE continuing along the northerly line of the Billie Randolph parcel, North 67 degrees 53 minutes 26 seconds West 112.30 feet to the point of beginning, containing 129,989.20 square feet or 2.984 acres, more or less.

Being the same property conveyed to Joseph Mark West and wife, Rhonda M. West by Warranty Deed from Shirley Ann Morris, unmarried, which deed is dated July 28, 2004 and is of record as Instrument No. 20040730-0091607, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF MORGAN ROAD AND WILKINSON ROAD.