Davidson County DEEDWARR
Recvd: 09/27/06 08:52 2 pgs
Fees:13.00 Taxes:175.01
20060927-0119300

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Ronald B. Webb Sr. and Anna Webb
672 Whites Creek Pike
Whites Creek, TN 37189

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 49
PARCEL 222.00
12DZ-83235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William K. Sandy and wife, Caroll A. Sandy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald B. Webb Sr. and wife, Anna Webb, as tenants by the entirety, 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:

LAND in the 12th Civil District of Davidson County, Tennessee, on the south side of Greens Lane, described as follows:

BEGINNING at a point in the center line of Greens Lane, 1257 feet west of the center line of Knight Road; thence S 3-3/4°W, 800 feet, more or less, to a stake; thence N86°W, 100 feet to a stake; thence N 3-3/4°E, 800 feet, more or less, to the Center of Green Lane; thence with the center of said lane, S86°E, 100 feet to the beginning. containing 1.79 acres, more or less.

INCLUDED BUT EXCLUDED HEREFROM is that part of the property conaining 0.311 acres, more or less, conveyed to the State of Tennessee, of record in Book 7252, Page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William K. Sandy and wife, Caroll A. Sandy , by deed from Jimmy C. George and wife, Annie George of record in Book 4580, Page 636, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2006 have been pro-rated and assumed by grantee.

Carroll A. Sandy and Carroll Ann Sandy is one and the same person.

This is improved property known as 451 Green Lane, White Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald B. Webb Sr. and wife, Anna Webb, their heirs and assigns, forever; and we, William K. Sandy and wife, Carrol A. Sandy, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of September, 2006.

William K. Sandy

Carroll A. Sandy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William K. Sandy and wife, Carrol A. Sandy the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of September, 2006.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,300.00.

Ronald B. Wett Sr.
AFFIANT

Subscribed and sworn to before me this 26th day of September, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.