Davidson County DEEDWARR
Recvd: 09/27/06 08:54 2 pgs
Fees:13.00 Taxes:203.50
20060927-0119302

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 Brick Church Lane
Whites Creek, TN 37189

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 049
PARCEL 223.00
12DZ-83230

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, Carroll 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, located on the south side of Green Lane, and described as follows:

BEGINNING at an iron pin in the center of Green Lane, 1257 feet west of the center of Knight Road; thence S3-3/4°W, 800 feet, more or less, to a stake; thence S86°E, 100 feet to a stake; thence N3-3/4°E, 800 feet, more or less, to the center of Green Lane; thence with the center of said Lane, N86°W, 100 feet to the point of beginning, now containing 1.79 acres, more or less.

INCLUDED BUT EXCLUDED HEREFROM is that part of the property containing 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, Carroll A. Sandy, by deed from Frances Cartwright, a widow, of record in INST: 20031215-0179280, 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.

This is improved property known as 447 Green Lane, Whites 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, Carroll 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 26th day of September, 2006.

William K. Sandy

William K. Sandy

Carroll A. 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, Carroll 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.

Gene N. Lloyd

NOTARY PUBLIC

GENE N. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Ronald B. Wett Sr.

AFFIANT

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

Gene N. Lloyd

NOTARY PUBLIC

My Commission Expires:

GENE N. LLOYD NOTARY PUBLIC AT LARGE