WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 22, 2010

Davidson County DEEDWARR
Recvd: 11/28/06 14:02 3 pgs
Fees:18.00 Taxes:222.00

20061128-0146805

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215 **BOX 10-A**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Boone	AmSouth Bank	Map 165
(NAME)	(NAME)	Parcel 64.01
4069 Lavergne-Couchville Pike	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **WESLEY J. WALDEN SR. AND WIFE, BARBARA J. WALDEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL B. BOONE, UNMARRIED,** 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:

TRACT 1: Situated in the 4th Civil District, Davidson County, Tennessee, Tax Map 165.00, Parcel 64.01, conveyed to Wesley and Barbara Walden, in Deed book 9215, page 923, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at the northeast corner of the Tax Map 165.00, Parcel 64.02, conveyed to Wesley & Barbara Walden in Deed Book 9215, page 923, Register's Office for Davidson County, Tennessee, thence with the next four calls along an assumed boundary line for this property and the right-of-way of a former county road, South 47 degrees 19 minutes 15 seconds East, a distance of 70.15' to a point;

Thence South 35 degrees 27 minutes 36 seconds East, a distance of 27.59' to a point;

Thence South 12 degrees 11 minutes 42 seconds East, a distance of 48.71' to a point;

Thence South 13 degrees 32 minutes 02 seconds East, a distance of 111.29' to a found concrete monument, the northeast corner of tax map 165_00, parcel 63.00, conveyed to George C. Cone in Deed Book 4598, page 63, Register's Office for Davidson County, Tennessee, and a corner for the United States of America Parcel;

Thence with the northerly line of said Cone parcel, North 81 degrees 45 minutes 29 seconds West, a distance of 207.97' to a point on the rock fence;

Thence, North 85 degrees 19 minutes 59 seconds West, a distance of 23.30' to the end of the rock fence;

Thence South 89 degrees 38 minutes 37 seconds West, a distance of 11.05' to an iron pin set at the common corner of parcel 64.00, 64.01, and 64.02;

Thence with the easterly line of said parcel 64.02, north 36 degrees 28 minutes 07 seconds East, a distance of 142.30' to an iron pin set;

Thence, continuing with the easterly line of said parcel 64.02, North 32 degrees 54 minutes 01 seconds East, a distance of 95.00' to an the point of beginning, containing 28,840.80 square feet or 0.66 acres more or less, according to a survey by Baldwin Land Surveying, R.T. Baldwin, Jr., RLS No. 2192, 2240 Cainsville Road, Lebanon, TN 37090, dated November 14, 2006, Job No. 06072.

Tract II: Situated in the 4th Civil District, Davidson County, Tennessee, and being a parcel of land that lies between the United States of America Property (no deed of record) and the former county road right-of-way as indicated in Deed Book 9059, page 50, Register's Office for Davidson County, Tennessee;

Beginning at an iron pin in the east right-of-way line of Lavergne-Couchville Pike, and the northwest corner of tax map 165_00, parcel 64.02, conveyed to Wesley, Barbara and Roger Walden in Deed Book 9059, page 50, thence with a curve to the left having a delta angle of 03 degrees 31 minutes 46 seconds, radius of 1233.66', length of 75.99', tangent of 38.01', chord of 75.98', chord bearing of North 43 degrees 59 minutes 58 seconds East, to an iron pin

Thence leaving said right-of-way and with the United States of America boundary line, South 60 degrees 25 minutes 43 seconds East, a distance of 6.42' to a found concrete monument;

Thence with the following eight calls along the marked boundary for said United States of America property, south 60 degrees 28 minutes 06 seconds East, a distance of 62.32' to a 6 tree;

Thence South 47 degrees 38 minutes 30 seconds East, a distance of 167.82' to a 10" cedar tree;

Thence South 31 degrees 51 minutes 12 seconds East, a distance of 24.82' to a 6" cedar;

Thence South 20 degrees 30minutes 57 seconds East, a distance of 29.60' to a 6" hackberry;

Thence South 03 degrees 02 minutes 51 seconds East, a distance of 26.36' to a 4" cedar;

Thence South 03 degrees 16 minutes 52 seconds East, a distance of 16.65' to a 8" cedar;

Thence South 02 degrees 26 minutes 29 seconds West, a distance of 21.96' to a 3" hackberry;

Thence South 07 degrees 49 minutes 33 seconds West, a distance of 106.73' to a found concrete monument, the northeast corner of tax map 165_00, parcel 63.00, conveyed to George C. Cone in Deed Book 4598, page 63, Register's Office for Davidson County, Tennessee;

Thence with next three calls along an assumed boundary line for this parcel and the right-of-way of the former county road, North 13 degrees 32 minutes 02 seconds West, a distance of 111.29' to a point;

Thence North 12 degrees 11 minutes 42 seconds West, a distance of 48.71' to a point;

Thence North 35 degrees 27 minutes 36 seconds West, a distance of 27.59' to a point;

Thence North 47 degrees 19 minutes 15 seconds West, a distance of 70.15' to an iron pin at the northeast corner of said parcel 64.02;

Thence with the north line of said parcel 64.02, North 59 degrees 00 minutes 59 seconds West, a distance of 166.85' to the point of beginning, containing 22,800.72 square feet or 0.52 acres more or less, according to a survey by Baldwin Land Surveying, R.T. Baldwin, Jr., RLS No. 2192, 2240 Cainsville Road, Lebanon, TN 37090, dated November 14, 2006, Job No. 06072.

Being the same property conveyed to Wesley J. Walden, Sr. and wife, Barbara J. Walden, by Quitclaim Deed dated November 29, 1993 from Colleen Minton and husband, John Minton, of record in Book 9215, page 923, said Register's Office.

This conveyance is subject to (a) 2006 real property; and (b) Agreement of record in Book 9059, page 53, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4069 Lavergne-Couchville Pike, Antioch, Tennessee 37013

(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 hands this 27th day of November, 2006.

Wesley J. Walden Sr.
Wesley J. Walden Sr.

Barbara J. Walden
Barbara J. Walden

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 Wesley J. Walden Sr. and Barbara J. Walden, the bargainor, 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 Nashville, Tennessee this 27th day of November, 2006.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public