WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/06 14:06 2 pgs
Fees:13.00 Taxes:777.00

20061128-0146810

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
~~November 25, 2006~~ November 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Boone	AmSouth Bank	Map 165
(NAME) 4065 Lavergne-Couchville Pike	(NAME) 2050 Parkway Office Circle	Parcel 64.02
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 AND ROGER D. 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:

Situated in the 4th Civil District, Davidson County, Tennessee, Tax Map 165.00, Parcel 64.02, conveyed to Wesley Walden, Barbara Walden and Roger Walden, of record in Deed Book 9059, page 50, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at an iron pin found in the west right-of-way of Lavergne-Couchville Pike and the southwest corner of tax map 165.00, parcel 64.00, conveyed to Anna Torres in Instrument No. 20051014-0124166, Register's Office for Davidson County, Tennessee, thence with the right-of-way of Lavergne-Couchville Pike, North 48 degrees 44 minutes 08 seconds East, a distance of 255.92' to a point;

Thence, continuing with said right-of-way, North 47 degrees 45 minutes 32 seconds East, a distance of 28.93' to an iron pin set at the southwest corner of this parcel, **The True Place of Beginning;**

Thence, continuing with said right-of-way North 47 degrees 45 minutes 32 seconds East, a distance of 62.21' to a point;

Thence, continuing with said right-of-way with a curve to the left having a delta angle of 01 degree 59 minutes 41 seconds, radius of 1233.60', length of 42.95', tangent of 21.47', chord of 42.94', chord bearing North 46 degrees 45 minutes 41 seconds East, to an iron pin set at the northwest corner of this parcel and the former intersection of a county road and Lavergne-Couchville Pike as indicated in Deed Book 9059, page 50, Register's Office for Davidson County, Tennessee;

Thence leaving said right-of-way, south 59 degrees 00 minutes 59 seconds East, a distance of 166.85' to an iron pin set at the northeast corner of this parcel and at the northwest corner of 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;

Thence with the westerly line of said parcel 64.01, South 32 degrees 54 minutes 01 seconds West, a distance of 95.00' to an iron pin set;

Thence, continuing with the west line of said parcel 64.01, South 36 degrees 28 minutes 07 seconds West, a distance of 142.30' to an iron pin set at the fence corner, the southwest corner of said parcel 64.01 and the southeast corner of said parcel 64.00;

Thence with the east line of parcel 64.00, North 00 degrees 20 minutes 07 seconds East, a distance of 113.03' to an iron pin set;

Thence, continuing with the east line of said parcel 64.00, North 41 degrees 31 minutes 40 seconds West, a distance of 128.00' to the point of beginning; containing 26,378.04 square feet or 0.61 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, and Roger D. Walden, an unmarried person, by deed dated August 23, 1993 from John Henry Minton and wife, Colleen Keaton Minton, of record in Book 9059, page 53, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 4065 Lavergne-Couchville Pike, Antioch, TN 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.

Roger D. Walden

Roger D. Walden

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 and Roger D. 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 aag day of November, 2006.

Commission expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
~~November 25, 2006~~ November 22, 2010
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aag

Amy Adams Gowan

Notary Public