File No. 261100382

WARRANTY DEED

Laura A. Moore
State of Tennessee
Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Danny C. Tansil
Affiant

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

Laura A. Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/29/06 13:29 8 pgs
Fees:43.00 Taxes:160.95
20061129-0147275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny C. Tansil	Danny C. Tansil	P/O Map 24, Parcel 2.00
(NAME)	(NAME)	Map 24, Parcel 242
1121 Sunnymeade Dr.	1121 Sunnymeade Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville, Tn 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Clarence Edward Litton, Jr., and Wife, Jana Leigh Litton**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny C. Tansil, and Wife, Diane M. Tansil**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 5.02 Acre Tract, Jackson Road, Goodlettsville, TN 37072
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 27th day of November, 2006.

Clarence Edward Litton, Jr.

Jana Leigh Litton

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 CLARENCE EDWARD LITTON, JR. and wife, JANA LEIGHT LITTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 27th day of November, 2006.

Commission expires: April 7 2009

Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

File Number: 261100382

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Clarence E. Litton, Jr., by Sharon G. Nelson and Clarence E. Litton, Sr., in a deed of record which is recorded in Deed Book 8821, Page, 499, Register's Office for Davidson County, Tennessee, (RODCT), and being that property which was conveyed to Clarence E. Litton, Jr., by Douglas Patten Hardin, et ux, in a deed of record which is recorded in Instrument No. 20010815-88339, RODCT.

5.02 Acre Tract
Beginning at an iron pin (old), in the easterly margin of Jackson Road, the southwest corner of a tract of land which belongs to Douglas P. Hardin, having a deed reference in Instrument no. 20010724-78639, RODCT, the northwest corner of this tract, and continuing, as follows:
N 69° 51' 02" E, 122.87 feet to an iron pin (old), in the boundary of said tract of land which belongs to Douglas P. Hardin in the boundary of a tract of land which belongs to Clarence E. Litton, Jr., having a deed reference in Deed Book 8821, page 499, RODCT; thence with the boundary of said tract of land which belongs to Clarence E. Litton, Jr., as follows:
S 04° 23' 26" W, 182.89 feet to an iron pin (old);
Thence, S 71° 22' 20" W, 43.87 feet to an iron pin (new), in the boundary of said tract of land which belongs to Clarence E. Litton, Jr.;
Thence with a new line, as follows:
S 22° 33'51" E, 58.43 feet to an iron pin (new);
Thence, S 19° 52' 43" E, 97.55 feet to an iron pin (new);
Thence, S 37° 53' 24" E, 61.60 feet to an iron pin (new);
Thence, S 48° 38' 20" E, 146.15 feet to an iron pin (new), in the boundary of a tract of land which belongs to Clarence E. Litton, Sr., having a deed reference in Deed Book 8821, Page 502, RODCT;
Thence with the boundary of said tract of land which belongs to Clarence E. Litton, Sr., as follows:
S 46° 12 23" W, 118.34 feet to an iron pin (old);
Thence, S 56° 15' 28" E, 112.68 feet to an iron pin (old);
Thence, S 49° 54' 35" W, 117.38 feet to an iron pin (old);
Thence, S 53° 41' 51" E, 62.95 feet to a point in the center of a branch, in the boundary of said tract of land which belongs to Clarence E. Litton, Sr., a corner of a tract of land which belongs to Mau T. Ly, having a deed reference in Instrument No. 20041007-121251, RODCT, marked by a witness pin (old), on the northerly bank of said branch;
Thence generally with the center of said branch, and the northerly boundary of said tract of land which belongs to Mau T. Ly, as follows:
N 82° 40' 33" W, 142.44 feet;
Thence, S 83° 21' 31" W, 269.73 feet to a point in the center of said branch, in the northerly boundary of said tract of land which belongs to Mau T. Ly, a corner of a second tract of land which belongs to Douglas P. Hardin, having a deed reference in Instrument No. 20010724-78639, RODCT, marked by a witness pin (old), on the northerly bank of said branch;
Thence, N 03° 01' 13" W, 426.06 feet to an iron pin (old), in the easterly margin of Jackson Road, a corner of said tract of land which belongs to Douglas P. Hardin;
Thence with the easterly margin of Jackson Road, as follows:
N 35° 21' 17" E, 300.83 feet to an iron pin (old);
Thence with a curve to the left, having a radius of 265.00 feet, an arc distance of 51.35 feet, and a chord bearing of N 29° 48' 11" E, 51.27 feet, to the point of beginning, containing 5.02 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated July 31, 2006.

Being part of the same property conveyed to Clarence E. Litton, Jr., by deed from Sharon G. Nelson, unmarried, Clarence E. Litton, Sr. and wife, Alma L. Litton, and Clarence E. Litton, Jr. as joint tenants with the right of survivorship, of record in Book 8821, Page 499 and re-recorded in Book 8870, Page 283, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Clarence Edward Litton and wife, Jana Leigh Litton, by deed from Douglas Patton Hardin and wife, Anne Kearny Hardin, of record in Instrument No. 20010815-0088339, Register's Office for Davidson County, Tennessee.

Clarence E. Litton, Jr. and Clarence Edward Litton being one and the same person.

Steven E. Artz & Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee
(615) 382-0481

100 50 0 100 200

Scale In Feet
1"=100'

Note:
North Arrow And Bearings Are Based Upon The Deed Of Record

Property Survey For
Clarence E. Litton, Jr.
10th Councilmanic District
Davidson Co., Tennessee

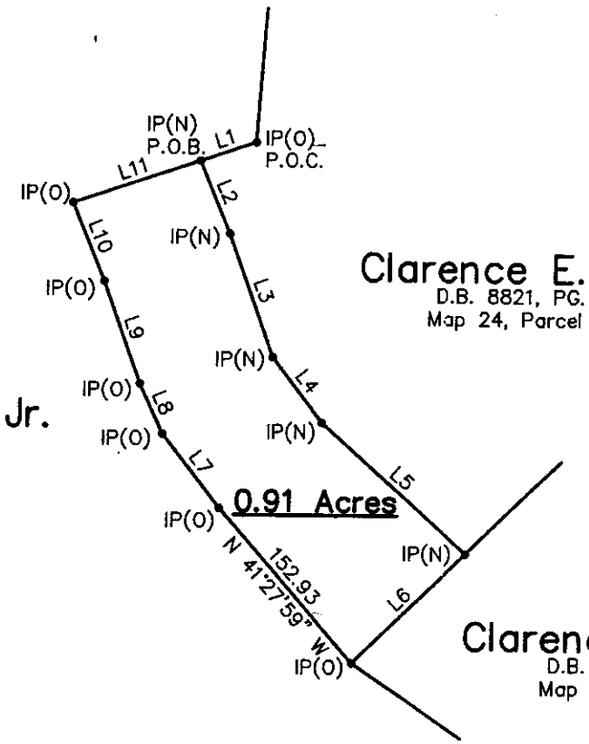
Legend
P.O.B. Point of Beginning
P.O.C. Point of Commencement
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)

No. 060338
Date 7/31/06
By JTT

Cad File No. 060338T
Coord. File No. 010357E

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Clarence E. Litton Jr.
D.B. 8821, PG. 499 RODCT
Map 24, Parcel 200 TAODCT

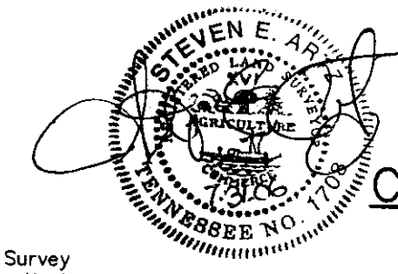
Clarence E. Litton Jr.
Instrument No. 20010815-88339
Map 24, Parcel 242 TAODCT

Clarence E. Litton, Sr.
D.B. 8821, PG. 502 RODCT
Map 32, Parcel 166 TAODCT

NUMBER	DIRECTION	DISTANCE
L1	S 71°22'20" W	43.87
L2	S 22°33'51" E	58.43
L3	S 19°52'43" E	97.55
L4	S 37°53'24" E	61.60
L5	S 48°38'20" E	146.15
L6	S 46°12'23" W	118.34
L7	N 37°53'24" W	69.54
L8	N 24°39'22" W	40.96
L9	N 19°52'43" W	80.73
L10	N 22°33'51" W	62.97
L11	N 71°22'20" E	100.24

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TENNESSEE
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IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



Deed Reference:
Deed Book 8821, Page 499 RODCT
Map 24, part of Parcel 200 TAODCT

I hereby certify that this is a Category I Survey and that the Ratio of Precision of the unadjusted survey is 1:10000+, as shown hereon.

Clarence E. Litton, Jr.
Owner
1541 Campbell Road
Goodlettsville, TN 37072
(615) 859-0879

Steven E. Artz & Associates, Inc.

Surveyor's Description
July 31, 2006

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Clarence E. Litton, Jr., by Sharon G. Nelson and Clarence E. Litton, Sr., in a deed of record which is recorded in Deed Book 8821, Page 499, Register's Office for Davidson County, Tennessee, (RODCT), and being that property which was conveyed to Clarence E. Litton, Jr., by Douglas Patten Hardin, et ux, in a deed of record which is recorded in Instrument No. 20010815-88339, RODCT.

5.02 Acre Tract

Beginning at an iron pin (old), in the easterly margin of Jackson Road, the southwest corner of a tract of land which belongs to Douglas P. Hardin, having a deed reference in Instrument No. 20010724-78639, RODCT, the northwest corner of this tract, and continuing, as follows:
N 69°51'02" E, 122.87 feet to an iron pin (old), in the boundary of said tract of land which belongs to Douglas P. Hardin, in the boundary of a tract of land which belongs to Clarence E. Litton, Jr., having a deed reference in Deed Book 8821, Page 499, RODCT;
thence with the boundary of said tract of land which belongs to Clarence E. Litton, Jr., as follows:
S 04°23'26" W, 182.89 feet to an iron pin (old);
thence, S 71°22'20" W, 43.87 feet to an iron pin (new), in the boundary of said tract of land which belongs to Clarence E. Litton, Jr.;
thence with a new line, as follows:
S 22°33'51" E, 58.43 feet to an iron pin (new);
thence, S 19°52'43" E, 97.55 feet to an iron pin (new);
thence, S 37°53'24" E, 61.60 feet to an iron pin (new);
thence, S 48°38'20" E, 146.15 feet to an iron pin (new), in the boundary of a tract of land which belongs to Clarence L. Litton, Sr., having a deed reference in Deed Book 8821, Page 502, RODCT;
thence with the boundary of said tract of land which belongs to Clarence E. Litton, Sr., as follows:
S 46°12'23" W, 118.34 feet to an iron pin (old);
thence, S 56°15'28" E, 112.68 feet to an iron pin (old);
thence, S 49°54'35" W, 117.38 feet to an iron pin (old);
thence, S 53°41'51" E, 62.95 feet to a point in the center of a branch, in the boundary of said tract of land which belongs to Clarence E. Litton, Sr., a corner of a tract of land which belongs to Mau T. Ly, having a deed reference in Instrument No. 20041007-121251, RODCT, marked by a witness pin (old), on the northerly bank of said branch;

Land Surveyors - Tennessee and Kentucky

(615) 382-0481
(615) 382-0262

514 South Brown Street, Suite 600
Springfield, Tennessee 37172

thence generally with the center of said branch, and the northerly boundary of said tract of land which belongs to Mau T. Ly, as follows:
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thence, S 83°21'31" W, 269.73 feet to a point in the center of said branch, in the northerly boundary of said tract of land which belongs to Mau T. Ly, a corner of a second tract of land which belongs to Douglas P. Hardin, having a deed reference in Instrument No. 20010724-78639, RODCT, marked by a witness pin (old), on the northerly bank of said branch;
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thence with a curve to the left, having a radius of 265.00 feet, an arc distance of 51.35 feet, and a chord bearing of N 29°48'11" E, 51.27 feet, to the point of beginning, containing **5.02 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated July 31, 2006.

The above described tract of land may be found on Tax Map 24, Parcel 242 & part of Parcel 200, in the Tax Assessor's Office for Davidson County, Tennessee.

Steven E. Artz & Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee
(615) 382-0481

Property Survey For
Clarence E. Litton, Jr.

10th Councilmanic District
Davidson Co., Tennessee

No. 060338
Date 7/31/06
By JTT

Cad File No. 060338T
Coord. File No. 010357E

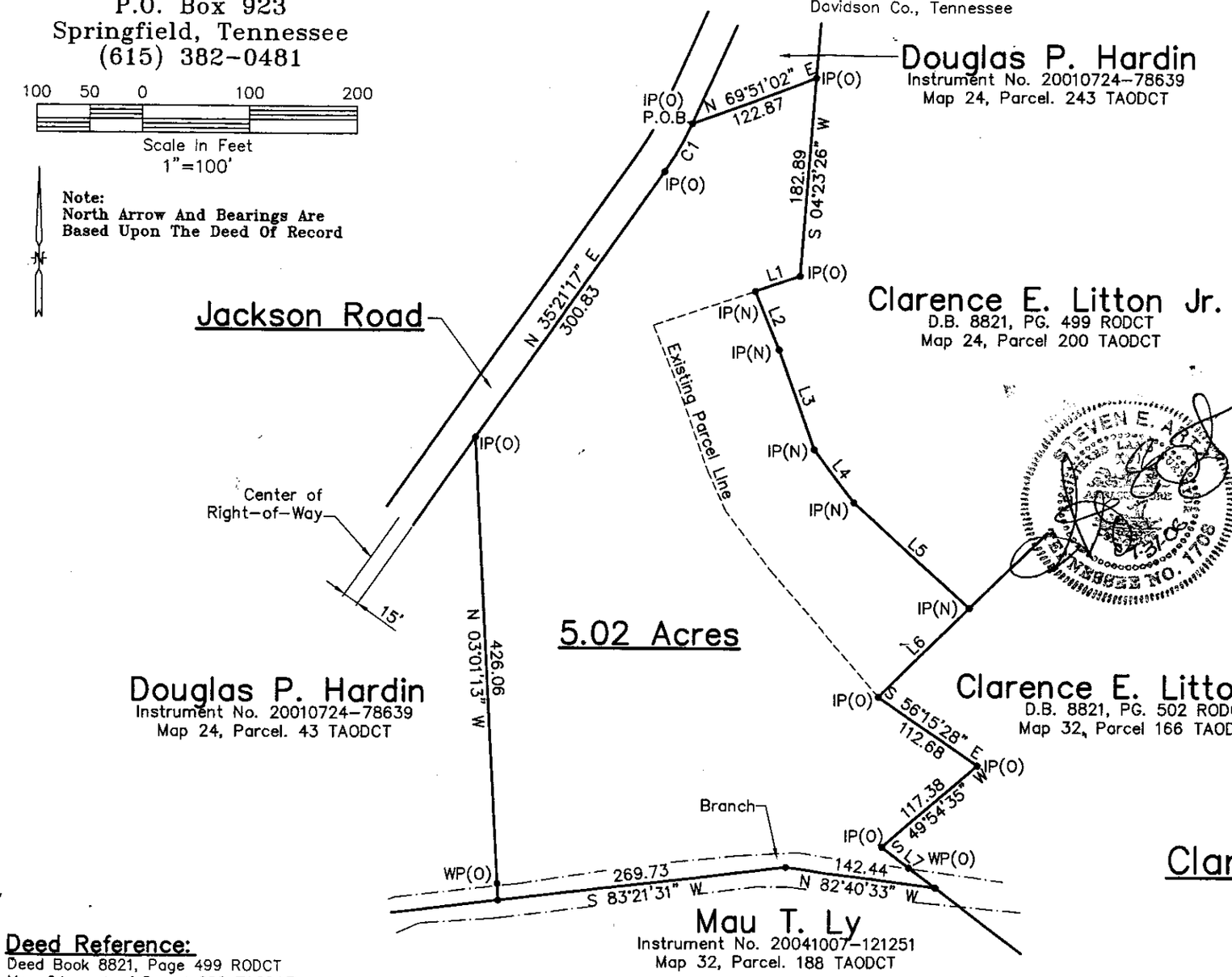
Legend
P.O.B. Point of Beginning
IP(N) Iron Pin (New)
IP(O) Iron Pin (Old)
WP(O) Witness Pin (Old)

100 50 0 100 200
Scale In Feet
1"=100'

Note:
North Arrow And Bearings Are Based Upon The Deed Of Record

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
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4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



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L5	S 48°38'20" E	146.15
L6	S 46°12'23" W	118.34
L7	S 53°41'51" E	62.95

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°06'12"	N29°48'11"E	25.76	265.00	51.35	51.27

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Deed Reference:
Deed Book 8821, Page 499 RODCT
Map 24, part of Parcel 200 TAODCT
Instrument No. 20010815-88339
Map 24, Parcel 242 TAODCT

Clarence E. Litton, Jr.
Owner
1541 Campbell Road
Goodlettsville, TN 37072
(615) 859-0879

I hereby certify that this is a Category III Survey and that the Ratio of Precision of the unadjusted survey is 1:5000+, as shown hereon.

Steven E. Artz & Associates, Inc.

Surveyor's Description
July 31, 2006

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Clarence E. Litton, Jr., by Sharon G. Nelson and Clarence E. Litton, Sr., in a deed of record which is recorded in Deed Book 8821, Page 499, Register's Office for Davidson County, Tennessee, (RODCT).

0.91 Acre Tract

Beginning at an iron pin (new), in the boundary of a tract of land which belongs to Clarence E. Litton, Jr., having a deed reference in Instrument No. 20010815-88339, RODCT, said iron pin being located from an iron pin (old), a corner of said tract of land which belongs to Clarence E. Litton, Jr.,
S 71°22'20" W, 43.87 feet, **to the point of beginning,** the northeast corner of this tract, and continuing with a new line, as follows:
S 22°33'51" E, 58.43 feet to an iron pin (new);
thence, S 19°52'43" E, 97.55 feet to an iron pin (new);
thence, S 37°53'24" E, 61.60 feet to an iron pin (new);
thence, S 48°38'20" E, 146.15 feet to an iron pin (new), in the boundary of a tract of land which belongs to Clarence L. Litton, Sr., having a deed reference in Deed Book 8821, Page 502, RODCT;
thence, S 46°12'23" W, 118.34 feet to an iron pin (old), a common corner of said tract of land which belongs to Clarence L. Litton, Sr., and said tract of land which belongs to Clarence L. Litton, Jr.;
thence with the boundary of said tract of land which belongs to Clarence L. Litton, Jr., as follows:
N 41°27'59" W, 152.93 feet to an iron pin (old);
thence, N 37°53'24" W, 69.54 feet to an iron pin (old);
thence, N 24°39'22" W, 40.96 feet to an iron pin (old);
thence, N 19°52'43" W, 80.73 feet to an iron pin (old);
thence, N 22°33'51" W, 62.97 feet to an iron pin (old);
thence, N 71°22'20" E, 100.24 feet, to the point of beginning, containing **0.91 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated July 31, 2006.

The above described tract of land may be found on Tax Map 24, part of Parcel 200, in the Tax Assessor's Office for Davidson County, Tennessee.

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