| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Michael Payne<br>2660 Greer Rd<br>Goodlettsville TN 37072 | Same | Southeast Title<br>907 Rivergate Parkway Ste B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $67,500.00

Map & Parcel No.
11-18

Davidson County DEEDWARR
Recvd: 12/21/06 09:52 3 pgs
Fees:18.00 Taxes:249.75
20061221-0157180

Affiant
Subscribed and sworn to before me on 12/15/06.

Notary Public

My Commission Expires: 9/25/09

Davidson County Notary Public State of Tennessee Dellana Lowhorn

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Jerry W. Carmichael and wife, Ella Jean Carmichael, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Michael Payne and wife Amanda Payne, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 2660 Greer Rd. Goodlettsville, TN 37072 County of Davidson

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808, in the Register's Office of said County, and being Tract 3 on the plat of a survey of the Division of said property dated May 5, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being northerly 1370.17 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; thence with said right-of-way, N 3 deg. 40' 52" E 109.53 feet to the beginning of a curve in said right-of-way concave to the west and having a radius of 4739.10 feet; thence with said curve and right-of-way, northerly an arc distance of 127.01 feet to an iron pin; thence leaving said right-of-way and severing the property of Waverly E. Williams, of record in Book 4740, page 808 in said Register's Office, as follows: S 87 deg. 51' 15" E 300.00 feet to an iron pin; N 2 deg. 08' 45" E

200.00 feet to an iron pin; N 25 deg. 14" 56" E 395.73 feet to an iron pin; S 29 deg. 57' 38" E 419.02 feet to an iron pin; S 75 deg. 44' 49" W 207.67 feet to an iron pin; S 4 deg. 32' 10" E 52.51 feet to an iron pin; S 19 deg. 25' 30" E 164.34 feet to an iron pin; S 8 deg. 57' 01" W 78.34 feet to an iron pin; S 67 deg. 08' 30" W 86.19 feet to an iron pin; S 84 deg. 23' 18" W 105.66 feet to an iron pin; S 73 deg. 15' 28" W 132.80 feet to an iron pin; S 87 deg. 06' 16" W 145.68 feet to an iron pin; N 86 deg. 19' 08" W 87.10 feet to the BEGINNING, containing 5.10 acres, more or less.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of INGRESS and EGRESS, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, said pin being the common corner of the above described tract and Tract 5 on said survey of the Waverly E. Williams property; thence with the common boundary line of said tracts as follows: S 86 deg. 19' 08" E 87.10 feet to an iron pin; N 87 deg. 06' 16" E 145.68 feet to an iron pin; N 73 deg. 15' 28" E 132.80 feet to an iron pin; N 84 deg. 23' 18" E 105.66 feet to an iron pin; N 67 deg. 08' 30" E 86.19 feet to an iron pin; N 8 deg. 57' 01" E 78.34 feet to an iron pin; N 19 deg. 25' 30" W 164.34 feet to an iron pin; N 4 deg. 32' 10" W 52.51 feet to an iron pin; N 75 deg. 44' 40" E 30.00 feet.

Included in this conveyance is a mobile home, being 1988 Fleetwood, Serial No. 147974.

Being the same property conveyed to Jerry W. Carmichael and wife, Ella Jean Carmichael by deed from Irwin Mortgage Corporation dated 1/18/02 and filed of record in Instrument No. 200201230009242, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2660 Greer Rd, Goodlettsville, TN 37072.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 12/15/06.

Jerry W. Carmichael

Ella Jean Carmichael

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jerry W. Carmichael and wife, Ella Jean Carmichael, 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 Goodlettsville TN, this the 15 day of December, 2006.

Notary Public

My Commission Expires: 7/25/09

Davidson County Tennessee Notary Public State of Dellana Lowhorn