PREPARED BY:
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of Dec, 2006 by and between , **Kathy Sterry, ~~un~~married 5290 Ridge Road Joelton, TN 37080** herein after referred to as **GRANTOR, Robin D. Waller, unmarried 5298 Ridge Road Joelton, TN 37080** , herein after referred to as **GRANTEE.**

WITNESSETH: That for and in consideration of **Fifty Five Thousand** ($55,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Joelton**, County of **Davidson**, State of **Tennessee**, more particularly described as follows:

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:

A tract of land in the 14th , formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 21, 1936, by John Wilkes, Civil Engineer, as follows: Beginning at a point in the center of Ridge Road which is North 75 deg. West 61' from the northwest corner of a tract of land shown as Tract No. 1 conveyed to C. A. Lillard by deed from B. D. High of record in Book 1046, Page 80, Register's Office for Davidson County, Tennessee; thence North 12 ½ deg. East 593' to a point; thence North 35 ½ deg. East 667' to a point; thence North 26 deg. East 1226' to a stone; thence North 43 ½ deg. West 660' to a stake with ironwood pointers; Binkley's corner; thence with the meanders of a branch and hollow as follows: South 22 deg. West 100' , South 10 deg. West 112' , South 15 deg. West 100' , South 23 deg. West 326' to a corner of a tract of land conveyed to J. H. Kirby by deed from J. B. McKinney and wife, of record in Book 445, page 331, said Register's Office; thence with Kirby's , now Jarrett's east line South 10 deg. East 520' to a stake in a hollow; thence South 21 ½ deg. West 564' to a chestnut stump; thence South 35 ½ deg. West 667' to a stake; thence South 12 ½ deg. West 593 feet to a point in the center of the Marrowbone Ridge Road; thence South 75 deg. East 105' to the point of beginning, containing 11 ½ acres, more or less.
An exception to the above legal is a 20' Wide Easement to Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of Said Government dated 12/29/2006 and recorded 01/12/2005 in Instrument# 20050112-0004404 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Sterry, unmarried, by deed from Wallace Wayne Mackie, Sr. unmarried, or record in Instrument No. 20040504-0050684, Register's Office for Davidson County, Tennessee.

This is Improved / unimproved property known as: 5290 Ridge Road Joelton, TN 37080

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first written above:

Davidson County DEEDWARR
Recvd: 01/02/07 14:39 2 pgs
Fees:13.00 Taxes:203.50
20070102-0000575

Kathy Sterry

INDIVIDUAL
STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Kathy Sterry,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22 day of December, **2006.**

Notary Public

My Commission Expires:_____

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB 12, 2008

Name and Address of Property Owner:
Robin D. Waller
5298 Ridge Road
Joelton, TN 37080

Send Tax Statements to: OWNER
5298 Ridge Road
Joelton, TN 37080

Map & Parcel 028 / 32

AFFIDAVIT OF VALUE

STATE OF
COUNTY OF

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $55,000.00 amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of December, **2006.**

Notary Public

My Commission Expires: _____

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. # E
GOODLETTSVILLE, TN. 37072

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB 12, 2008