Davidson County DEEDWARR
Recvd: 04/05/07 09:48 2 pgs
Fees:13.00 Taxes:185.00
20070405-0040775

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jennifer V. Angell, et al 117 Depot Street Goodlettsville, TN 37072	Same as New Owner	Map 19-13 Parcel 11

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES SCOTT, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto Jennifer V. Angell a/k/a Jennifer V. Anders and ROGER D. ANGELL and wife, DEBORAH JUNE ANGELL, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point being the northwest corner of a tract of land owned by Gibson Boat Company and being 114.5 feet west of the southwest corner of the intersection of Church Street and Depot Street, and being the northeast corner of this tract; thence, with the westerly line of Gibson Boat Company 139.0 feet to a corner post; thence, with a fence and the northerly line of Gibson Boat Company 60.00 feet to a corner post; thence, northerly 137.4 feet to a point in the northwest corner of this tract and the southerly right of way of Depot Street; thence, with the southerly right of way of Depot Street 60.00 feet to the point of beginning, according to an unrecorded survey dated January 7, 2004 by Cantrell and Kemp Surveyors, RLS #1638, whose office is located at 103 W. Harbor, Hendersonville, TN 37075.

BEING the same property conveyed to Charles Scott, unmarried, by deed from Robert Skimmeyhorn and wife, Novie Skimmeyhorn, of record in Instrument No. 20040115-0006374, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 117 Depot Street, Goodlettsville, TN 37072.

By their signatures herein, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of any one of them, the survivors shall continue to own and hold title to the said property as joint tenants, with survivorship obtaining and upon the death of any two (2) of them, the remaining GRANTEE shall own and hold title to the said property in fee simple.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Charles Scott
CHARLES SCOTT

"GRANTEES"

Roger D. Angell
ROGER D. ANGELL

Deborah June Angell
DEBORAH JUNE ANGELL

Jennifer V. Angell-Anders
JENNIFER V. ANGELL
A/K/A JENNIFER V. ANDERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SCOTT and JENNIFER V. ANGELL A/K/A JENNIFER V. ANDERS and ROGER D. ANGELL and wife, DEBORAH JUNE ANGELL, 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, at office, this the 4th day of April, 2007.

Patsy C. Davis
NOTARY PUBLIC

PATSY C. DAVIS NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Roger D Angell
Affiant

Sworn to and subscribed before me, this the 4th day of April, 2007.

Patsy C. Davis
NOTARY PUBLIC

PATSY C. DAVIS NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE