Davidson County DEEDWARR
Recvd: 05/10/07 12:32 2 pgs
Fees:13.00 Taxes:606.80
20070510-0056238

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007040097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $164,000.00

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Sworn to and subscribed before me this 7th day of May, 2007.

Affiant

Notary Public

Address of New Owner:
David Dickerson
7132 Douglas Road
Joelton, TN 37080

Send Tax Bills to:
Wells Fargo Bank, N.A.
2180 Satellite Blvd, Ste 225
Duluth, GA 30097

Map-Parcel Numbers:
014-96.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kimberly Lee Ward**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Dickerson and wife, Susan Dickerson**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 14th Civil District of said County, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows: Beginning at a point 735.0 feet on the easterly margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence south 79 deg. east a distance of 767.0 feet to a point; thence north 6 deg. east a distance of 230.0 feet to a point; thence north 80 deg. 30' west, a distance of 750.0 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction, a distance of 215.0 feet to the point of beginning, and containing 3.8 acres, more or less. Description is the same as the previous deed of record.

DBD

Being the same property conveyed by Warranty Deed from Thomas H. Miller, Jr. and wife, Jane A. Miller to Kenneth W. Ward and wife, Brenda E. Ward as recorded on the 5th day of July, 1973 in Book 4725, Page 194 and quitclaim Deed from Brenda E. Ward to Kenneth W. Ward as recorded on the 26th day of September, 1989 in Book 7945, Page 571, in the Register's Office of Davidson County, Tennessee. The said Kenneth W. Ward having since died leaving Kimberly lee Ward as sole devisee under the Last Will and Testament of Kenneth Wayne Ward, No. 02P-1231, Davidson County Circuit Court, Probate Division.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **7132 Douglas Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of May, 2007.

Kimberly Lee Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kimberly Lee Ward, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

My Commission Expires: