Davidson County DEEDWARR
Recvd: 05/15/07 14:47 2 pgs
Fees:13.00 Taxes:462.50

20070515-0058292

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2007.

Notary Public: Johnna L. Smith
My Commission Expires: 09/22/07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Timothy J. Abendroth and Amber N. Abendroth 7878 Ridgewood Drive Goodlettsville, TN 37072	New Owner	00900018400

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy C. Abendroth and wife, Rachel D. Abendroth**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Abendroth and Amber N. Abendroth, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 24th Civil District of Davidson County, Tennessee, being a portion of the property of James A. Johnson and wife, Lottie Morehead Johnson, as of record in Deed Book 4063, Page 896, Register's Office, Davidson County, Tennessee described as follows:

COMMENCING at a point in the center of Ridgewood Road at the Northwest corner of the property of William T. Williams, Jr., (DB: 2535, pg. 621, R.O.D.C., TN.) and the Southeast corner of the property of James A. Johnson (DB:4063, pg. 896, R.O.D.C., TN.); thence leaving said road, N. 35 deg. 45' E. 176 feet to a 15" black gum tree; thence, N. 19 deg. 15' E. 159 feet to a 12" hickory tree; thence, N. 5 deg. E. 147 feet to a 20" beech tree; thence, N. 24 deg. 40' E. 218.5 feet to a 8" beech tree; thence, N. 19 deg. 20' E. 211 feet to a 18" white oak tree; thence, N. 0 deg. 30' E. 239 feet to a 20" sugar tree; thence, N. 11 deg. 15' E. 243 feet to a 16" red oak tree; thence, N. 13 deg. E. 180 feet to a 18" poplar tree and the point of beginning; thence, S. 67 deg. W. 525.9 feet to a point; thence, N. 14 deg. 09' E. 1220 feet to a point in the center of Sycamore Creek; thence with the center of same, S. 59 deg. 30' E. 220 feet, S. 45 deg. 45' E. 70 feet, S. 29 deg. 20' E. 76 feet, S. 6 deg. W. 64 feet, S. 78 deg. 30' W. 80 feet, S. 9 deg. 30' W. 71 feet, S. 20 deg. E. 180 feet, S. 42 deg. 30' E. 260 feet to a point in said creek; thence leaving creek, S. 54 deg. 40' W. 151 feet to a 5" sugar tree; S. 35 deg. 20' W. 187.5 feet to the point of beginning, containing 9.27 acres, more or less.

BEING a part of the same property conveyed to James A. Johnson and wife, Lottie Morehead Johnson, by Warranty Deed from George H. Paradise and wife, Alberta G. Paradise, dated September 22, 1966, recorded October 3, 1966, in Book 4063, Page 896, Register's Office for Davidson County, Tennessee, thence toTimothy C. Abendroth and wife, Rachel D. Abendroth, by Quitclaim Deed from James A. Johnson and wife, Lottie Morehead Johnson, dated October 15, 1996, recorded October 16, 1996, in Book 10226, Page 702, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Electrical Permit set forth in the instrument recorded in Book .

Ingress and Egress easement set forth in the instrument recorded in Book 7142, Page 560, Register's Office for Davidson County, Tennessee.

Title to any portion of said land lying within the bounds of any road or highway.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

Title to any portion of said land lying in the bed or banks of the Sycamore Creek, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river. (lake, creek, etc.)

The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to the manufactured housing or mobile home unit located on said land with the appropriate governmental entity, or any perfected liens or security interests on siad unit, except for those duly recorded in the Register's Office for Davidson County, Tennessee

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 7878 Ridgewood Drive, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 11th day of May, 2007.

Timothy C. Abendroth

Rachel D. Abendroth

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Timothy C. Abendroth and Rachel D. Abendroth**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of May, 2007.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075