Davidson County DEEDWARR
Recvd: 06/27/07 08:41 2 pgs
Fees:13.00 Taxes:166.78
20070627-0076521

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8098-2

ADDRESS NEW OWNER:
Charles S. Riddle, III
4845 Sulphur Creek Road
Nashville, TN 37218

SEND TAX BILL TO:
Owner

MORTGAGEE:
Farm Credit Services of Mid-America, FLCA
145 South College
Lebanon, TN 37087

MAP **47**
GROUP
PARCEL **34.00p/o**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas B. Vester and wife, Charlene Vester** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Charles S. Riddle, III, single**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being land located in the 13th Civil District of Davidson County, Tennessee and further described as:

Beginning at a point in the south margin of Sulphur Creek Road, being the northeast corner of Tract 1A of property of Charles S. Riddle, III, of record in Book 9472, page 478, Register's Office for Davidson County, Tennessee; thence with said margin, a curve to the left having a radius of 438.15', a chord of 103.16' and a chord bearing of N75°54'08"E, a distance of 103.40' to a point in said margin; thence with a new line severing the lands of Thomas and Charlene Vester for the following three calls; S57°24'06"E 313.00' to a point; thence S71°19'49"E 675.76' to a point; thence S51°52'33"E 207.15' to a point in the line of Lacanas C. Jordan of record as Instrument No. 200009210093919, Register's Office, Davidson County, Tennessee; thence with Jordan S00°54'28"W 563.32' to a point, being the northeast corner of Riddle's Tract 1 of record in Book 9472, page 478, Register's Office, Davidson County, Tennessee; thence with Riddle N44°39'06"W 1320.55' to a point, being the intersection of the boundaries of Riddle's Tracts 1 and 1A; thence N64°07'22"W 256.23' to the point of beginning, containing 7.22 acres, more or less, and being Tract 2 of the Boundary Survey to Revise Tracts 2 and 3 dated April 19, 2007, prepared by Timothy Mark Donlon, TRLS No. 2297, 7701 River Bend Way, Nashville, TN 37221.

Being a part of the same property conveyed to by deed from dated February 25, 1989, of record in Deed Book 9472, Page 478, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4803 Sulphur Creek Road, Nashville, Tennessee 37218. Possession is to be given on June 22, 2007. The Grantors and Grantee agree to settle and prorate taxes upon receipt of the 2007 property tax bill.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of June, 2007.

Thomas B. Vester

Charlene Vester

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas B. Vester and wife, Charlene Vester**, the bargainors, 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 office this 22nd day of June, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $45,075.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 4.28.08

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE