This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018160
PARCEL: 111.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Glen M. Davis and wife, Marsha J. Davis
549 Moncrief Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/13/07 15:02 3 pgs
Fees:18.00 Taxes:407.00
20070713-0083889

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2007 between

Brent E. Lanius

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Glen M. Davis and wife, Marsha J. Davis

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract of land in the 10th Civil District in the City of Goodlettsville, described according to a survey made by Richard B. Omohundro, Surveyor, May 5, 1962, as follows:

Beginning at an iron pin in the Easterly margin of Moncrief Avenue, thence running South 68 deg. 53 min. East 25.1 feet to an iron pin thence North 89 deg. 47 min. East 99 feet to an iron pin; thence South 84 deg. 23 min. East 200 feet to an iron pin; thence South 71 deg. 3 min. East 157.3 feet to an iron pin in Coley's line; thence South 3 deg. 15 min. West 79.5 feet to an iron pin, a corner to Woods property; thence North 80 deg. West 314 feet, more or less, to a 10 inch Elm; thence North 83 deg. 40 min. West 147.1 feet to an iron pin; thence South 61 deg. 30 min. West 19.5 feet to an iron pin; thence North 28 deg. 58 min. West 52 feet to an iron pin in the Easterly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue North 30 deg. 32 min. East 59.2 feet to the beginning.

Being the same property conveyed to Brent E. Lanius, a single man by Warranty Deed dated March 19, 2004 by Warranty Deed from Mazelle Sloan Wilson aka Mazelle S. Wilson aka Mazelle Wilson of record in Instrument Number 20040325-0033633, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and

which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Brent E. Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent E. Lanius married the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of July, 2007.

Notary

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $110,000.00.

Affiant

Sworn to and subscribed before me, this 13 day of July, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009