Davidson County DEEDWARR
Recvd: 08/27/07 15:19 2 pgs
Fees:13.00 Taxes:454.73

20070827-0102758

WARRANTY DEED

G-07-121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

Subscribed and sworn to before me, this DAY OF ,

Notary Public

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County TN

MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Prepared By & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freeman H. Geter, III	SAME	
121 Lanier Drive	(NAME)	
(ADDRESS)	(ADDRESS)	43-14-121
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSE WILSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FREEMAN H. GETER, III, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOTS NOS. 2 AND 3 ON THE UNRECORDED MAP OF MARGARET L. DICKENSON'S SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY BLANCHARD AND PARRISH, ENGINEERS, AUGUST 20, 1941, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF A DRAINAGE DITCH IN THE EASTERLY MARGIN OF LANIER DRIVE, WHICH POINT IS THE COMMON CORNER OF LOTS NOS. 1 AND 2 AND IS 245.2 FEET SOUTH OF A CONCRETE MONUMENT SET IN THE EASTERLY MARGIN OF SAID DRIVE IMMEDIATELY SOUTH OF THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE EASTERLY MARGIN OF SAID DRIVE S 11 DEG. 45' EAST 100 FEET TO THE COMMON CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 217.5 FEET TO A POINT IN THE WESTERLY LINE OF THE HAILEY SUBDIVISION; THENCE WITH THE LINE OF THE SAME N 18 DEG. 45' WEST 100 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 214.2 FEET TO THE POINT OF BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION

BUT EXCLUSIVELY EXCLUDED THEREFROM: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE UNRECORDED MAP OF MARGARET L. DICKINSON'S SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE BY CANTRELL AND KEMP, LLC, SEPTEMBER 20, 2002. BEGINNING AT A POINT IN THE CENTER LINE OF A DRAINAGE DITCH IN THE EASTERLY MARGIN OF LANIER DRIVE, WHICH IS THE COMMON CORNER OF LOTS NOS. 1 AND 2 IS 245.2 FEET SOUTH OF A CONCRETE MONUMENT SET IN THE EASTERLY MARGIN OF SAID DRIVE; THENCE S 11 DEGREES 05' 00" E, 50.00' TO AN IRON PIN FOUND; THENCE EASTERLY, 215.8' TO A NEW IRON PIN; THENCE N 18 DEGREES 45' 00" W, 50.00' TO A IRON PIN IN A FENCE CORNER; THENCE WESTERLY, 214.2' TO A IRON PIN, BEING THE POINT OF BEGINNING, BEING 0.2465 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JESSE WILSON BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, RECORDED JULY 26, 2006 IN INSTRUMENT NO. 20060726-0090454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 121 Lanier Drive, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this day of , .

Jesse Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse Wilson, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August 2007

Notary Public

My Commission Expires: 11/22/07

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903