Davidson County DEEDWARR
Recvd: 10/09/07 10:46 3 pgs
Fees:18.00 Taxes:1998.00
20071009-0120131

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2007.

Notary Public
MY COMMISSION EXPIRES:
File No. G7-4290D

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denise Bretsnyder and Tom Bretsnyder, wife and husband (NAME)	Suntrust Mortgage (NAME)	23-90
5267 Lickton Pike (STREET ADDRESS	1001 Semmes Ave. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James D. Scott, Jr. and Beth H. Scott, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise Bretsnyder and Tom Bretsnyder, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1:
Containing 23.81 acres:

Beginning at a pk in the middle of a concrete bridge at the center of Cummings Branch of Whites Creek, said pk being South 78 degrees 35 minutes 40 seconds East 362.71 feet from the intersection of the common boundary line of property owned by Gerald Buckman Horton and Mary Cummings Horton, of record in Deed Book 6289 page 593 in the Register's Office of Davidson County, Tennessee, and property owned by Albert B. Neal and wife, Beverly R. Neal of record in Deed Book 5952, page 217 in said Register's Office with the centerline of Lickton Pike, said intersection being North along said centerline approximately 0.3 mile from its intersection with Shaw Road; thence, with the center of said Branch and said Horton's easterly boundary line, North 21 degrees 27 minutes 00 seconds East 33.72 feet, North 1 degrees 24 minutes 00 seconds East 187.38 feet, North 15 degrees 51 minutes 00 seconds East 215.77 feet; thence, with the center of said branch and easterly boundary line and continuing with the easterly boundary line of property owned by Gerald Buckman Horton and Mary Cummings Horton of record in Deed Book 6289 page 596 in said Register's Office. North 1 degree 46 minutes 20 seconds East 137.40 feet; thence, with the southerly boundary line of Tract 2, South 87 degrees 55 minutes 20 seconds East 233.03 feet (passing through a witness iron pin at 25 feet) to an iron pin, North 30 degrees 11 minutes 20 seconds East 64.06 feet to an iron pin, South 89 degrees 00 minutes 20 seconds East 140.40 feet to an iron pin, South 70 degrees 32 minutes 20 seconds East 62.86 feet to an iron pin, South 40 degrees 14 minutes 40 seconds East 54.61 feet to an iron pin, South 87 degrees 55 minutes 20 seconds East 224.90 feet to an iron pin, South 84 degrees 39 minutes 20 seconds East 824.64 feet to an iron pin in the westerly boundary line of property owned by T.E. Bradbury, Jr. and Joyce Bradbury Morgan, of record in Deed Book 4620, page 863 in said Register's Office; thence, with said westerly boundary line, South 0 degrees 55 minutes 20 seconds East 277.65 feet to an iron pin, South 51 degrees 21 minutes 20

seconds 280.50 feet to an iron pin, South 48 degrees 09 minutes 00 seconds West 467.95 feet to an iron pin; thence, continuing with said westerly boundary line and the northerly boundary line of property owned by Edward C. Galbreath et ux, of record in Deed Book 1058, page 646, in said Register's Office, North 74 degrees 00 minutes 40 seconds West 1105.50 feet to the beginning containing 23.91 acres.

The above described tract is benefited by a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress between the above described tract and Lickton Pike across the property of Gerald Buckman Horton and Mary Cummings Horton, of record in Deed Book 6289, page 593, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Lickton Pike, said point being North 5 degrees 15 minutes 00 seconds East 10.06 feet from the Southwest corner of said Horton property (per deed); thence, severing said Horton property with the centerline of a 20 foot wide strip extending 10 feet to each side of said centerline and running parallel to the southerly boundary lie of said Horton property, South 78 degrees 35 minutes 40 seconds East 334.21 feet; thence, continuing to sever said Horton property with the centerline of an existing gravel drive and extending 10 feet to each side of said centerline and running along the West side of Cummings Branch of Whites Creek, North 38 degrees 45 minutes 00 seconds East 9.44 feet, North 11 degrees 36 minutes 20 seconds East 30.87 feet, North 4 degrees 12 minutes 40 seconds East 167.00 feet, North 8 degrees 37 minutes 00 seconds East 66.72 feet, North 13 degrees 11 minutes 00 seconds East 68.81 feet, North 18 degrees 56 minutes 20 seconds East 16.35 feet, North 53 degrees 02 minutes 00 seconds East 49.37 feet to a point on said creek and the easterly boundary line of said Horton property.

The above described tract is benefited by a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress across Tract 2, and being more particularly described as follows:

Beginning at a point in the northerly boundary line of the above described tract, said point being South 87 degrees 55 minuets 20 seconds East 70.41 feet from the northwest corner of said tract; thence, with the centerline of a 20 foot wide strip and extending 10 feet to each side of said centerline, North 21 degrees 54 minutes 20 seconds East 62.86 feet, North 61 degrees 11 minutes 40 seconds East 46.86 feet, North 44 degrees 09 minutes 20 seconds East 53.65 feet, North 68 degrees 03 minutes 20 seconds East 47.09 feet, North 85 degrees 54 minutes 00 seconds East 242.38 feet, South 52 degrees 48 minutes 30 seconds East 75.21 feet, South 2 degrees 04 minutes 40 seconds West 125.01 feet to a point in said northerly boundary line, said point being South 87 degrees 55 minutes 20 seconds East 513.39 feet from said northwest corner.

The above described tract is benefited by a 5 foot wide water line easement running between said tract and Lickton Pike across the property of Gerald Buckman Horton and Mary Cummings Horton, of record in deed Book 6289, page 593, in the Register's Office of Davidson County, Tennessee, and being more particulary described as follows:

Beginning at a point in the centerline of Lickton Pike, said point being North 5 degrees 15 minutes 00 seconds East 10.06 feet from the southwest corner of said Horton property (per deed); thence, severing said Horton property with the centerline of a 5 feet wide strip extending 2.5 feet to each side of said centerline and running parallel to the southerly boundary line of said Horton property, South 78 degrees 35 minutes 40 seconds East 365.56 feet to a point in Cummings Branch of Whites Creek and the westerly boundary line of the above described tract, said point being North 21degrees 27 minutes 00 seconds East 10.16 feet form the southwest corner of said tract.

The above described tract is subject to a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress across said tract for the benefit of Tract 2, and being more particularly described as follows:

Beginning at a point in the northerly boundary line of the above described tract, said point being South 87 degrees 55 minutes 20 seconds East 70.41 feet from the northwest corner of said tract; thence, severing said tract with the centerline of a 20 foot wide strip and extending ten feet to each side of said centerline, South 21 degrees 54 minutes 20 seconds West 155.98 feet, South 53 degrees 02 minutes 00 seconds West 30.63 feet to a point in the westerly boundary line of said tract.

The above described tract is subject to a 20 foot wide water line easement for the benefit of Tract 2, and being more particularly described as follows:

Beginning at a point of beginning (southwest corner) of the above described tract; thence, with the center of Cummings Branch of Whites Creek and the westerly boundary line of the above described tract and extending 20 feet to the east of said boundary line, North 21 degrees 27 minutes 00 seconds East 33.72 feet, North 1 degrees 24 minutes 00 seconds East 187.38 feet, North 15 degrees 51 minutes 00 seconds East 79.00 feet; thence severing said tract with the centerline of a twenty foot wide strip and extending 10 feet to each side of said centerline, North 59 degrees 20 minutes 53 seconds East 579.19 feet to a point in the northerly boundary line of said tract.

The description is based on a field survey completed on February 11, 1985 by Robert H. Cummings, Tennessee Registered Land Surveyor No. 693.

BEING the same property conveyed to James D. Scott, Jr. and Beth H. Scott, husband and wife from James D. Scott, Jr. and wife, Bethany Scott and Herbert Neil Woodard and wife, Lynda S. Woodard, by Deed of Correction dated February 13, 1987, in Book 7151, Page 699, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5267 Lickton Pike, 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, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of September, 2007.

X _____ September 28, 2007
James D. Scott, Jr. Date

X _____ September 28, 2007
Beth H. Scott Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James D. Scott, Jr. and Beth H. Scott, husband and wife, 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 28th day of September, 2007.

My Commission Expires: 3/20/10 _____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2007.

My Commission Expires:_____ _____
Notary Public