Davidson County DEEDWARR
Recvd: 12/04/07 14:35 2 pgs
Fees:13.00 Taxes:266.40
20071204-0140461

Mail to: Anchor Title, LLC
124 12th Avenue South
Suite 600
Nashville, TN 37203

#559

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Marsha Louise Goff	Taylor, Bean & Whitaker	**Map: 070-03-0-**
2629 Old Buena Vista Road	P.O. Box 628204	**Parcel: 00.501**
Nashville, TN 37218	Orlando, FL 32862	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **K. Punch, Successor Trustee of The Dickson Family Land Trust, a revocable living trust under the provisions of a trust agreement dated May 19th, 2005, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Marsha Louise Goff, married,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6, on the unrecorded Plan of J.S. Spurlock Property, described partly according to a survey made by Z.J. Wilkinson Surveyor, June 17, 1963, and being described as follows:

BEGINNING on the westerly margin of Old Buena Vista Pike at a point 150 feet north of the northeast corner of the Buckner property (DB 3618, page 316, RODCT); thence with said Pike N 44 deg 45' W 50 feet; thence S 45 deg 15' W 390 feet; thence S 14 deg 15' E 59 feet; thence N 45 deg 15' E 422 feet to the point of beginning.

Being the same property conveyed to B. Parrish, Trustee of the Dickson Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated May 19th, 2005 by warranty deed to trustee dated May 19th, 2005 from Phyllis A. Dickson of record in Instrument No. 20050519-0056657, said Register's Office. Phyllis A. Dickson being one and the same as Phyllis Dickson. The said B. Parrish having since resigned as Trustee and replaced by K. Punch, successor trustee of record in Instrument No. 20070215-0019374, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Easements of record in Book 7814, page 356 and in Instrument No. 20060331-0036623, said Register's Office.**
3. **Water in and to a well pump located to the south of property record in Deed Book 5236, page 430, said Register's Office.**
4. **All matters according to a survey performed by Z.J. Wilkinson Surveyor, June 17, 1963.**

This is improved property commonly known as: 2629 Old Buena Vista Road, Nashville, TN 37218.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

K. Punch, Successor Trustee
Affiant

Subscribed and sworn to before me this
30th day of November, 2007.

Notary public: 1-22-2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **30th** day of **November, 2007**.

The Dickson Family Land Trust
dated May 19th, 2005

By: K. Punch, Successor Trustee
K. Punch, Successor Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **K. Punch** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Successor Trustee** of The **Dickson Family Land Trust dated May 19th, 2005,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Successor Trustee**.

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this
30th day, **November, 2007.**

Notary Public
1-22-2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011