Davidson County DEEDWARR
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Fees:23.00 Taxes:1063.75
20080114-0003820

Mail to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135

#457

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bobby Hall and wife, Pamela Poteat	**(NEW OWNERS)**	**P/O Map 187-00-0-**
8342 Old Springfield Pike		**Parcels 081.00 &158.00**
Goodlettsville, TN 37072		

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, **Claude Edward Sanford and wife, Brenda Sanford,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Bobby Hall and wife, Pamela Poteat,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Claude Edward Sanford and wife, Brenda Sanford by warranty deed dated March 16th, 1998 from Kevin J. Johnson and wife, Donna H. Johnson of record in Book 10845, page 413, re-recorded in Book 11121, page 649, and by quitclaim deed dated July 5th, 2001 from Kevin B. Allen and wife, Tina E. Allen of record in Instrument No. 20010719-0076542, said Register's Office.

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

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 6436, page 454, RODC, TN and Book 504, page 496, ROWC, TN.**
3. **Easements of record in Book 6436, page 461, Book 6444, page 172, Book 6503, page 842 and in Book 6769, page 198, RODC, TN and in Book 504, page 499, ROWC, TN.**
4. **Any and all matters according to a survey prepared by Stanley K. Draper, R.L.S.#2389, dated November 30th, 2007.**

This is unimproved property commonly known as **Fann Road, Nolensville, TN 37135.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $287,500.00.

Affiant

Subscribed and sworn to before me this
9th day of January, 2008

Notary public:
My Commission Expires: 01/22/2011

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 Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of **January, 2008.**

Claude Edward Sanford

Brenda Sanford

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claude Edward Sanford and Brenda Sanford,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **9th** day of **January, 2008**

Notary Public
My Commission Expires: 01/22/2011

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

Tract 1

Land lying within the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being Tract 1, on the Subdivision of the Sanford Property, prepared by Stanley K. Draper, R.L.S. #2389, dated November 30, 2007, and being the southeasterly 10 acres of the combined properties of Claude E. and Brenda Sanford, of record in Deed Book 11121, pg. 649, and Instrument No. 20010719-0076542, and further being described as:

(the following from current deed of record) being a part of Tract 11 on unrecorded survey by Robert E. Francis, R.L.S. #669, dated November 20, 1984, and a part of Parcel 81, on Map 187;

And being more particularly described as follows;

BEGINNING at an iron pin found in the northwesterly line of Fann Road, said pin being the southeasterly corner of said combined properties, being a point in the westerly line of the House property, of record at Instrument No. 20040304-0024776;

Thence, with the northerly line of the Painter property, of record at Instrument No. 20051130-0144098, N 83 deg 20' 52" W, 821.03' to an iron pin old in the easterly line of the Hill property, of record at Instrument No. 20050217-0018135;

Thence, with said Hill property, N 06 deg 43' 44" E, 340.81' to an iron pin new;

Thence, with a new line, S 83 deg 20' 52" E, 518.44' to an iron pin new;

Thence, N 08 deg 51' 49" E, 412.37' to an iron pin new in the southerly line of the Sullivan property, of record at Instrument No. 20060221-0020130;

Thence, with said Sullivan property, S 83 deg 06' 28" E, 330.58' to an iron pin old;

Thence, continuing with said property, S 84 deg 10' 02" E, 48.80' to a fence post old, being the northeasterly corner of the Vogt property, of record at Instrument No. 20011112-0123914;

Thence, S 13 deg 42' 25" W, 757.92' to the POINT OF BEGINNING, and containing 435791 square feet or 10.004 acres, more or less.

The above legal description was prepared by: Stanley K. Draper, R.L.S., ,License #2389, dated November 30, 2007, 4304 Central Valley Drive, Hermitage, TN 37076, Phone 615-885-2593.

This tract has benefit of and is subject to a permanent easement, 50 feet in width, and a cul-de-sac with a radius of 50 feet for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, RODC, TN and in Book 504, page 439, ROWC, TN.

ALSO, included is a 25 foot ingress, egress easement extending from the cul-de-sac of Fann Road, a private road to the herein described tract, said easement meandering from the southerly line of the original Johnson tract to the herein described tract and running along an existing driveway and is for the benefit of the herein described tract.