Davidson County DEEDWARR
Recvd: 01/25/08 09:54 3 pgs
Fees:18.00 Taxes:703.00

20080125-0007970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Subscribed and sworn to before me, this 16th day of January, 2008.

Affiant

My Commission Expires: 3-11-09

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
John A. Dordal and/or assigns 0 Neelys Bend Road Madison, Tennessee 37115 MAP & PARCEL NO. 062-00-0/247.00 & 063-00-0/168.00	John A. Dordal 144 Tanasi Shores Gallatin, TN 37066

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dennis Hoeppner a single man,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John A. Dordal and /or assigns, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Map/Parcel: 062-00-0/247.00

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, described according to a survey by Kenneth W. Morton, T.R.L.S. No. 623, Campbell Surveying Company Inc. of Nashville, Tennessee dated June 15, 1991, shown as TRACT D of 3.51 acres and described as follows:

Beginning at an iron pin located North 15 degrees 33 minutes and 12 seconds East 1,269.5 feet and South 77 degrees 38 minutes West, 1,882.70 feet from a point in the centerline of Neely's Bend Road, the Southeast corner of the Neely's Bend Church of Christ of record in Deed Book 2540, page 346, R.O.D.C.T.; Thence South 77 degrees 38 minutes West 708.0 feet to a point in the ordinary high water mark of the Cumberland River; Thence with the ordinary high water mark of the Cumberland River, downstream ~~North~~ 26 degrees 43 minutes 31 seconds West 216.44 feet to a point; Thence leaving said river North 77 degrees 38 minutes East 750.0 feet to an iron pin; Thence South 15 degrees 33 minutes12 seconds East 210.0 feet to the beginning and containing an area of 3.51 acres, more or less; including but excluding the land conveyed to the United States of America, of record in Deed Book 2203, page 333, being known as tract R-1831-E, to be used in connection with the Cheatham Lock and Dam Project on the Cumberland River, also including but

THIS IS IMPROVED PROPERTY KNOWN AS: 0 Neelys Bend Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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. 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 HAND THIS 16TH DAY OF JANUARY, 2008.

Dennis Hoeppner

Dennis Hoeppner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2008, before me personally appeared Dennis Hoeppner, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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excluding one 20 foot permanent sewer easement, and known as Project No. 83-SC-116, Easement No. 1-1, Dedicated to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Dennis Hoeppner by Warranty Deed from the Estate of Charles B. Fox, deceased, dated September 5, 2007, and filed of record on September 13, 2007, in Instrument No. 20070913-0110062, Register's Office for Davidson County, Tennessee.

Map/Parcel: 063-00-0/168.00

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1: Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated December 13, 1971, not of record, beginning at a spike in the center of Neely's Bend Road, North 15 degrees 30 minutes West 1269.5 feet from the Southeast corner of a tract of 45.12 acres, more or less, acquired by Richard Bernard Vaughn Fox by deed of record in Book 1385, Page 593, R.O.D.C., Tennessee, thence South 77 degrees 38 minutes West 623 feet to an iron pin, thence North 15 degrees 30 minutes West 210 feet to an iron pin, thence North 77 degrees 38 minutes East 623 feet to the center of Neely's Bend Road, thence South 15 degrees 30 minutes East 210 feet to the point of beginning, containing 3 acres more or less, and designated as Tract 6.

Tact 2: Land in the 11th Civil District of said County described according to a survey of Wayne S. Cooper, Sr., Surveyor, dated December 13, 1971, not of record, beginning at the Northwest corner of Lot 6 of said survey conveyed to Charles Bernard Fox by deed of Grantors of record in Book 4576, Page 247, Register's Office for Davidson County, Tennessee, thence South 15 degrees 30 minutes East 210 feet along the West line of said Lot 6 to the Southwest corner of said Lot 6, thence South 77 degrees 38 minutes West 623 feet to a point, thence North 15 degrees 30 minutes West 210 feet to a point in the line which would be the same as the North line of Lot 6, if extended, thence with said line North 77 degrees 38 minutes East to the point of beginning and containing 3 acres more or less.

Tract 3: Land in the Eleventh (11th) Civil District of Davidson County, Tennessee described according to an unrecorded plat furnished by Stanford & Associates Inc. Franklin, Tennessee, dated December 13, 1971, as follows:

Beginning at the northwest corner of a 3 acre tract described in Book 4764, page 462, Register's Office for Davidson County, Tennessee conveyed to Charles Bernard Fox by deed of Grantors; thence south 15 degrees 30 minutes east 210 feet along the west line of said tract to the southeast corner of said 3 acre tract, thence south 77 degrees 38 minutes west 636.7 feet to a point, thence north 15 degrees 30 minutes West 210 feet to a point in a line which would be the same as the north line of said 3 acre tract and Lot 6 on said plat if extended, thence North 77 degrees 38 minutes east to the point of beginning and containing 3 acres more or less.

Said three tracts being the same property conveyed to Dennis Hoeppner from the Estate of Charles B. Fox, deceased, by Warranty Deed, dated September 5, 2007, and filed of record on September 13, 2007, in Instrument No. 20070913-0110063, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING, TO-WIT:

A certain tract or parcel of land in the 9th Councilmanic District of Davidson County, Tennessee described according to a survey dated April 19, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, a corner to the property conveyed to Richard B. Fox by Will Book 67, page 370, Probate Office for Davidson County, Tennessee (Map 63, Parcel 1 TAODCT), said point being approximately 470 feet South of Nawakwa Trail; thence with said margin of said Road, South 15 degrees 30 minutes 00 seconds East 155.00 feet to an iron pin; thence South 77 degrees 38 minutes 00 seconds West 413.58 feet to an iron pin; thence North 15 degrees 30 minutes 00 seconds West 155.00 feet to an iron pin in the line of Richard B. Fox; thence with the line of Richard B. Fox, North 77 degrees 38 minutes 00 seconds East 413.58 feet to the point of beginning, and containing 1.469 acres more or less.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2008, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.