Davidson County DEEDWARR
Recvd: 02/21/08 12:05 2 pgs
Fees:13.00 Taxes:144.70
20080221-0017018

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Bobby Sanders and wife,
Diane Sanders

TO: New owner's
Patrick Lydon and wife,
Jeanne Lydon
201 Monticello Ave.
Goodlettsville, TN 37072

MAP: 45
PARCEL: 48

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Bobby Sanders and wife, Diane Sanders, Grantors herein; have bargained and sold and by these presents do convey unto Patrick Lydon and wife, Jeanne Lydon, Grantees herein, their heirs and assigns, the following described property:

LAND in the 14th Civil District of Davidson County, Tennessee, being Tract No. 12 of the Dawson Property, and more particularly described as follows: BEGINNING at a point in the centerline of a 50 foot ingress and egress easement, the same being in the south line of a tract of land heretofore conveyed to Kenneth L. Patten by deed of record in Book 6651, Page 44, Register's Office for Davidson County, Tennessee, and being the northeast corner of a tract heretofore conveyed to Kenneth Woodard by deed of record in Book 6651, Page 53, said Register's Office; thence with the centerline of said easement, Patten's line, North 64 degrees 42 minutes 53 seconds East 98.97 feet; North 58 degrees 12 minutes 47 seconds East 233.87 feet; and North 47 degrees 48 minutes 52 seconds East 312.67 feet; thence South 65 degrees 02 minutes 04 seconds East passing through an I. P. and M.F.P. offset 27.13 feet, in all 616.56 feet to an I. P. and M.F.P. set on the west side of a creek; thence South 47 degrees 46 minutes 07 seconds West 1057.62 feet to an iron pin in Campbell's north line; thence with Campbell's north line, North 80 degrees 25 minutes 59 seconds West 176 feet to an I.P. and M.F.P., Woodard's southeast corner; thence with Woodard's east line, North 11 degrees 15 minutes 06 seconds West passing through an I.P. and M.F.P. offset 25.77 feet from the centerline of said easement, 582.89 feet in all to the beginning, containing 12.472 acres, more or less, according to survey by Thomas H. Alley, No. 922, dated March 21, 1985.

AND BEING the third tract conveyed to grantors by deed of record in Book 10750, page 43, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2008 Davidson County land taxes payment of which is assumed by grantees herein and the ingress and egress easement, the centerline of which bounds the hereinabove described property.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 24th day of January, 2008.

BOBBY SANDERS

by Diane Sanders attorney in fact
DIANE SANDERS,
Attorney in fact of record as
Instrument No. 200606120069662,
RODCTN.

DIANE SANDERS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Diane Sanders, to me known to be the person who executed the foregoing instrument in behalf of Bobby Sanders and who acknowledged that she executed the same as the free act and deed of the said Bobby Sanders. Witness my hand and seal at office this 24th day of January, 2008

NOTARY PUBLIC

PATSY J. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 12-13-10

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DIANE SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 24th day of January, 2008.

NOTARY PUBLIC

PATSY J. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 12-13-10

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 39,108.99

Grantee

SWORN to and subscribed before me,
this the 21 day of February, 2008.

NOTARY PUBLIC

AMHAD FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 01-03-2011