Davidson County DEEDWARR
Recvd: 04/02/08 09:24 2 pgs
Fees:13.00 Taxes:277.50
20080402-0032824

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Lanius 106 Jones Lane Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 66 Field Book: GO 18001

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STEVEN B. LANIUS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto RICHARD W. LANIUS, a married man, hereinafter referred to as the "GRANTEE", his heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 2: A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being a part of Parcel 66 on Tax Map 25, and also being a part of Lot No. 2 on the Map of J.H. Cartwright Lands as of record in Minute Book "J", pages 528 and 529 of the County Court, Davidson County, and being more particularly described according to a survey by Ragan-Smith Associates, Inc., dated July 25, 1994, as follows:

BEGINNING at an existing iron pin on the northerly right of way line of Old Dickerson Road at the common corner of Parcel 67 and Parcel 66 and being the southwesterly corner of the herein described Tract No. 2; thence with the easterly line of Parcel 67, owned by Thomas S. Jackson (DB 3949, page 168, RODCT), North 14 deg. 28' 16" West 274.51 feet to a p.k. nail set in concrete post base; thence continuing with same, North 32 deg. 01' 46" West 1114.65 feet to an existing concrete monument in the southerly line of Parcel 60, Tax Map 25, owned by C. H. Ellis as of record in Book 972, page 272, RODCT; thence with the south line of Ellis, South 88 deg. 18' 24" East, 128.33 feet to an existing concrete monument at the southwesterly corner of Lot No. 3 of Cherry Tree, plat as of record in Book 5200, page 78, RODCT; thence with the southwesterly line of Cherry Tree, South 50 deg. 32' 52" East 400.00 feet to an iron pin set at the common corner of Tracts 1 and 3; thence with the common line between Tracts 1 and 2, South 39 deg. 27' 08" West, 125.00 feet to an iron pin set; thence South 34 deg. 45' 06" East 988.25 feet to an iron pin set on the northerly right of way line of Old Dickerson Road; thence with the northerly right of way line of Old Dickerson Road, South 80 deg. 22' 21" West 265.00 feet to the point of beginning and containing 219,071 square feet, or 5.029 acres.

BEING the same property conveyed to Steven B. Lanius and wife, Tiffany P. Lanius by deed of record as Instrument No. 20010705-0071546, Register's Office for Davidson County, Tennessee; and, the said Steven B. Lanius and Tiffany P. Lanius were thereafter divorced; and, Tiffany P. Lanius conveyed her interest in the said property to Steven B. Lanius by Quitclaim Deed filed for record as Instrument No. 20060206-0014287, Registers Office for Davidson County, Tennessee. As a result, ownership and title to the said property is vested in Steven B. Lanius, a single man.

The property is unimproved property located on Old Dickerson Road, Goodlettsville, TN 37072.

The foregoing description was prepared from a survey dated July 25, 1994 by Roger H. Fuqua of Ragan-Smith Associates, Registered Land Surveyor, No. 502.

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

And, the GRANTOR, covenants with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEE, when due.

And, the GRANTOR, does further covenant and bind himself, his heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
STEVEN B. LANIUS

"GRANTEE"
RICHARD W. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN B. LANIUS and RICHARD W. LANIUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.**

WITNESS my hand, at office, this the 29 day of February, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me, this the 29 day of February, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE