Davidson County DEEDWARR
Recvd: 05/09/08 08:20 3 pgs
Fees:18.00 Taxes:740.00
20080509-0047961

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Charles D. Williamson 1108 Safety Harbor Cove Old Hickory, TN 37138	Same	Map: 6 p/o Parcel: 156

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARNOLD D. LANIUS AND WIFE, PALLIE A. LANIUS**, Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES D. WILLIAMSON, UNMARRIED**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin in the southwest corner of a tract owned by Eddie Henry as of record in deed book 8233 page 523, R.O.D.C., TN, and being the southeast corner of this tract, thence; S 70-49-18 W, 76.76' to an iron pin in the center of a T.V.A. easement N 29-26-13 W, 2248.56' to an iron pin, thence; N 26-05-28 E, 554.98' to an iron pin, thence; N 78-21-02, 600.00' to an iron pin, thence; N 66-21-02 E, 735.00' to an iron pin, thence; N 58-21-02 E, 172.85' to a new iron pin, severing the Arnold Lanius property, thence; with the new line, S 31-38-38 E, 532.85' to an existing iron pin, thence; S 14-52-46 W, 178.99' to an ixisting iron pin, thence; S 14-39-49 W, 1191.33' to an existing iron pin, thence; S 18-05-57 W, 578.49' to an existing pk nail set in a 28" Beech, thence; S 19-41-51 W, 489.13' to the point of beginning containing 70.62 acres more or less, as per a survey by C & K Surveyors, dated October 7, 2007.

Being the a portion of the same property conveyed to Arnold D. Lanius and wife Pallie A. Lanius, by Warranty

Deed from Max T. Barnes and wife Robin L. Barnes recorded in Book 11497, Page 268, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $200,000.00.
Subscribed and sworn to before me
this 30th of April, 2008.
My Commission Expires: 5-22-10

Notary Public

This is unimproved property located at 2352 Baker Road, Goodlettsville, Davidson County, Tennessee, 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I as grantor am seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of April, 2008.

Arnold D. Lanius

Pallie A. Lanius

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, Notary Public in and for said County and State, **Arnold D. Lanius**, in his capacity as Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of April, 2008.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, Notary Public in and for said County and State, **Pallie A. Lanius**, in her capacity as Grantor, 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 and official seal at Goodlettsville, Tennessee, this the 30th day of April, 2008.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10