Davidson County DEEDWARR
Recvd: 05/29/08 09:16 2 pgs
Fees:13.00 Taxes:286.75
20080529-0054503

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.
Noel Eugene Lanius, et ux PO Box 145 Cottontown, Tn. 37048	Same as New Owner	Map 18-7 Parcel 14

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, JOSEPH OLIVER McGEHEE, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto NOEL EUGENE LANIUS and wife, SHEILA L. LANIUS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Connell Estates, Section 1, as of record in Plat Book 2900, page 15, Register's Office for Davidson County, Tennessee.

BEGINNING on the southwesterly side of Utley Drive, at the common corner of Lots 53 and 54; thence with the line between said two lots, southwesterly 188.25 feet to a point; thence North 29 deg. 35 min. West 29.65 feet to a concrete monument; thence South 64 deg. 23 min. West 127 feet to an iron pin; thence North 25 deg. 37 min. West 25 feet to a concrete monument; thence North 39 deg. 53 min. East 278.45 feet to the southerly margin of Utley Drive; thence easterly 92 feet to the beginning.

BEING the same property conveyed to Joseph Oliver McGehee, a single man, by deed from Marie W. Buttersworth a/k/a Marie W. Butterworth, a single woman, of record in Instrument No. 20040816-0098483, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 208 Utley Drive, Goodlettsville, TN 37072.

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

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

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

"GRANTOR"

JOSEPH OLIVER McGEHEE, a single man

"GRANTEES"

NOEL EUGENE LANIUS

SHEILA L. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH OLIVER McGEHEE, a single man, and NOEL EUGENE LANIUS and wife, SHEILA L. 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 28th day of May, 2008.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Affiant

Sworn to and subscribed before me, this the 28th day of May, 2008.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE