Davidson County DEEDWARR
Recvd: 06/16/08 10:49 2 pgs
Fees:13.00 Taxes:623.45

20080616-0061589

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-08080600323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,500.00

Stephen Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13TH day of JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 10/24/10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN K. ELLIOTT **5851 CANE RIDGE ROAD** **ANTIOCH, TN 37013**	**SAME**	**082-00-0-06.00**

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

WILLIAM DARRELL ALEXANDER, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN K. ELLIOTT, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Sara Ledbetter Lynch property as recorded in Deed Book 2963, page 189 of the R.O.D.C., Tennessee and being described by metes and bounds as follows:

Beginning at a point in the Western margin of Cane Ridge Road, said point being 1236.00 feet North of the Northeast corner of the John K. Cravens property as recorded in Deed Book 5209, page 855 of the R.O.D.C., Tennessee. Thence S 87 degrees 57' 32" W, a distance of 556.48 feet to a point; Thence N 06 degrees 37' 33" E, a distance of 619.94 feet to a point in the Western margin of Cane Ridge Road; Thence with the Western margin of Cane Ridge Road, around a curve to the left, said curve having a central angle of 15 degrees 22' 57", a radius of 186.75 feet, a length of 50.14 feet, and a tangent of 25.22 feet to a point; Thence S 33 degrees 05' 52" E, a distance of 227.12 feet to a point; Thence, around a curve to the right, said curve having a central angle of 45 degrees 05' 18", a radius of 368.25 feet, a length of 289.79 feet, and a tangent of 152.87 feet to the point of beginning and containing 3.687 acres of land more or less.

Being a portion of the same property conveyed to Jean Alexander and Willie C. Alexander, by Warranty Deed from Sara Ledbetter Lynch, dated 4-26-72 and recorded 4-27-72 in Book 4596, page 869, said Register's Office. The said Jean Alexander having predeceased Willie C. Alexander. The said Willie C. Alexander having since died on or about February 3, 1999, thereby vesting subject property in William Darrell Alexander, pursuant to Last Will and Testament, Case No. 99P-774, filed in the Probate Office of Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, Grantor's spouse, or the Grantor's dependent(s).

This is improved (X) property known as **5851 CANE RIDGE ROAD, ANTIOCH, TN 37013**
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 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 our hands this 13TH day of JUNE, 2008.

William Darrell Alexander

WILLIAM DARRELL ALEXANDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM DARRELL ALEXANDER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 13TH day of JUNE, 2008.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010