WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 11:35 2 pg
Fees:13.00 Taxes:370.00
20080723-0075502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/1/09

(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie R. Choate	New Owner	Map 12 Part of Parcel 85
(NAME)	(NAME)	
103 Highland Ridge	11	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	11	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wayne Alan Streur, Trustee for the Wayne Alan Streur Trust dated May 19, 1989, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie R. Choate and wife, Leah E. Choate, 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:

TRACT 6:
Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 24, 2007 and known as Job No. 070069 as follows:

Beginning at an iron pin found on the Northerly margin of Baker Road, said point of beginning being Southwest corner of this tract and also being 438.09' east of the Southeast corner of the Teen Challenge International Nashville (Doc# * 200606300078443 and D.B. 4322, Page 575 R.O.D.C.Tn.); thence with the line of Tract 5 this survey N 27° 32' 57" E 1174.55' to an iron pin set on the margin of the CSX Railroad property; thence with CSX S 60° 28' 47" E 170.12' to an iron pin; thence leaving CSX S 27° 28' 25" W 1049.70' to an iron pin; thence S 09° 30' 32" W 64.84' to an existing iron pin; thence S 07° 24' 17" W 219.98' to an existing concrete monument on the margin of Baker Road; thence with the margin of said Road (25' from the centerline) N 39° 41' 49" W 15.36' to an iron pin found; thence N 35° 43' 31" W 80.85' to an existing concrete monument; thence N 31° 50' 49" W 210.13' to the point of beginning, containing 5.02 acres more or less.

Being part of the same property conveyed to Wayne Alan Streur, Trustee for the Wayne Alan Streur Trust dated May 19, 1989 by deed from Margaret E. Duncan, unmarried of record in Instrument Number 20070612-0070362, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument Number 20070612-0070362, said Register's Office.

*2000606300078443

unimproved ☒

This is improved ☐ property, known as Tract Baker Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of July, 2008.

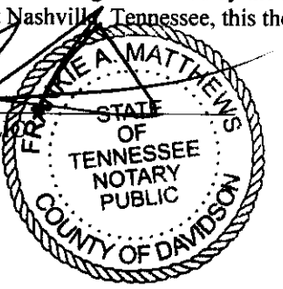
Wayne Alan Streur, Trustee for the ~~Wayne Alan Streur~~ Trust dated May 19, 1989

By: _____
Wayne Alan Streur, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wayne Alan Streur as Trustee of The Wayne Alan Streur Trust dated May 19, 1989, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of July, 2008.

NOTARY PUBLIC



My Commission Expires:

5-8-12