This instrument prepared by:
Dennis Clifton Wright, Attorney
Post Office Box 218
Madison, Tennessee 37116-0218

Davidson County DEEDWARR
Recvd: 07/30/08 08:01 4 pgs
Fees:23.00 Taxes:48.10
20080730-0077649

WARRANTY DEED

Address new owner as:
Brenda B. Rector
621 Menees Lane
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 63
Par 281

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John William Menees and wife, Nancy Ray Menees, Trustees of the Menees Family Trust, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Brenda B. Rector, (the "Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a tract or parcel of land located in the Eleventh Civil District of Davidson County, Tennessee, said tract being all of the property conveyed to Brenda B. Rector by deed as evidenced in instrument no. 20050516-0054768, ROD C. and a portion of the property conveyed to John William Menees and wife Nancy Ray Menees, Trustees of the Menees Family Trust, as evidenced in instrument no. 20050526-0059731, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point located in the southerly right-of-way line of Menees Lane, said point being the northwesterly corner of property conveyed to Teresa G. Odom by quitclaim deed of record in book 11178, page 484, R.O.D.C., and being the northeasterly corner of the herein described tract, THENCE, leaving said right-of-way line with the westerly line of the Teresa G. Odom property (book 11178, page 484, R.O.D.C.) S 3°08'25" W, 407 26 feet to an existing iron pin, THENCE, leaving said westerly line with the northerly line of the Mary Sue Menees property (will book 3577, R.O.D.C) S 43°13'55" W, 717.00 feet to an existing iron pin, THENCE, continuing S 89'21'21" W, 230.86 feet to an existing iron pin, THENCE, N 83°47'11" W, 134.88 feet to an existing iron pin, THENCE, leaving said northerly line with the easterly line of the aforementioned John William Menees property (instr.no. 20050526-0059731, R.O.D.C.) N 7%0'00" W, 6398.71 feet to an iron rod, THENCE, leaving said easterly line with a new line and severing the John William Menees lands, S 89°47'35" W, 384 29 feet to an iron rod located in the easterly right-of-way line of Neelys Bend Road, THENCE, with the easterly right-of-way line of Neelys Bend Road and a curve to the right 10.91 feet, said curve having a central angle of 0°06'35", a radius of 5704.58 feet, and a chord of N 12°04'30" W, 10.91 feet to a point, THENCE, continuing N 11°59'24" W, 60.60 feet to an existing iron pin, THENCE, leaving said right-of-way line

with the southerly line of the Brenda B. Rector property (instr. no. 20041109-0135050, R.O.D.C.) N 89°47'35" W, passing an existing iron pin at 4.97 feet and at 390.57 feet, a total distance of 632.57 feet to an existing iron pin, THENCE, continuing with the easterly line of Rector N 3°29'54" E, 216.77 feet to an existing iron pin located in the southerly right-of-way line of Menees Lane, THENCE, with the southerly right-of-way line of Menees Lane S 89°35'51" E, 356.65 feet to an existing iron pin, THENCE, continuing S 89°34'35" E, 353.05 feet to an existing iron pin and the point of beginning. Containing 696,465 square feet or 15.985 acres, the same more or less according to a copy of a survey made by Benny M. Cantrell Tennessee RLS 1638

Being a portion of the property conveyed to John William Menees and wife Nancy Ray Menees, Trustees of the Menees Family Trust, as evidenced in instrument no. 20050526-0059731, Register's Office for Davidson County, Tennessee.

This is improved property known as 621 Menees Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And we, the Grantors, do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to real property taxes for the year 2008.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 29th day of July 2008.

John William Menees, Trustee

Nancy Ray Menees, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John William Menees and wife Nancy Ray Menees, Trustees of the Menees Family Trust, the within named bargainors, 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 29th day of July 2008.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $13,000.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of July 2008.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

I, Dennis Wright, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dennis Wright

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alisha L. Elder, a notary public for this county and state, Dennis Wright, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alisha L. Elder

ALISHA L. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: January 3, 2011

MY COMMISSION EXPIRES:
January 3, 2011