Davidson County DEEDWARR
Recvd: 07/30/08 14:22 3 pgs
Fees:18.00 Taxes:277.50
20080730-0078209

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.
William E. Ayers, et ux 2882 Lower Walkers Creek Rd. Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 91

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, TOMMY L. AYERS and wife, IMA SUE AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WILLIAM E. AYERS and wife, SUE B. AYERS, 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:

A certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, R.L.S., TN License No. 1465 dated 4/11/08 as follows:

BEGINNING at an existing iron pin in the southeasterly margin of Lickton Pike, said pin being the most northeast corner of herein described tract; thence now leaving said margin S 18 deg. 23 min. 45 sec. E, 169.08 feet to an existing iron pin; thence S 20 deg. 43 min. 05 sec. E, 303.70 feet to an existing iron pin; thence S 08 deg. 52 min. 34 sec. E, 55.35 feet to an existing iron pin; thence S 19 deg. 48 min. 36 sec. E, 163.41 feet to an existing iron pin; thence S 48 deg. 11 min. 57 sec. W, 404.36 feet to an existing iron pin at a tee post; thence S 21 deg. 15 min. 08 sec. E, 543.56 feet to an existing iron pin at a tee post; thence S 57 deg. 02 min. 03 sec. W, 143.43 feet to an existing iron pin at a corner post; thence N 30 deg. 14 min. 31 sec. W, 261.29 feet to an existing iron pin at a 40 foot white oak tree; thence N 30 deg. 57 min. 57 sec. W, 698.75 feet to an existing iron pin at a corner post; thence N 70 deg. 02 min. 14 sec. E, 368.62 feet to an existing iron pin at a wood post; thence N 64 deg. 13 min. 05 sec. E, 303.92 feet to an existing iron pin at a corner post; thence N 20 deg. 53 min. 09 sec. W, 429.65 feet to an existing iron stake in the southeasterly margin of Lickton Pike; thence with said margin N 46 deg. 47 min. 12 sec. E, 33.20 feet to the point of beginning containing 7.608 acres, more or less.

Being the same property conveyed to Tommy L. Ayers and wife, Ima Sue Ayers, by Quitclaim Deed of record in Instrument No. 20080522-0052730, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is a 12' x 62' 1962 Chaparelle Mobile Home bearing Manufacturer's Identification Number 2260611270 which is underpinned, with the wheels removed with two rooms added, framed and covered with vinyl siding on all sides and forming a permanent part of the hereinabove described property.

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 6011 Lickton Pike, Goodlettsville, TN 37072.

EASEMENT FOR INGRESS AND EGRESS: INCLUDED in the description of the property recited above is an Easement extending from Lickton Pike through the property of Jeff and Sinner Elaine Monson, for the use and benefit of the Monsons, their heirs or assigns, described as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, a corner to the property conveyed to Joe Allison by deed of record in Book 4363, page 577, Register's Office for Davidson County, Tennessee (Map 17, Parcel 286 TAODC); thence with the line of Allison, S 18 deg. 23 min. 45 sec. E, 169.08 feet to an iron pin; thence, S 20 deg. 43 min. 05 sec. E, 303.70 feet to an iron pin; thence, S 08 deg. 52 min. 34 sec. E, 55.35 feet to an iron pin; thence, S 19 deg. 48 min. 36 sec. E, 163.41 feet to an iron pin marking the northeast corner of the Monson property; thence with the line of Monson, S 48 deg. 11 min. 47 sec. W, 26.69 feet to an iron pin; thence, N 20 deg. 17 min. 10 sec. W, 174.32 feet to an iron pin; thence, N 10 deg. 28 min. 05 sec. W, 84.38 feet to an iron pin at a corner post; thence, N 28 deg. 53 min. 09 sec. W, 429.65 feet to a point in the easterly margin of Lickton Pike; thence with said margin of said Pike, N 46 deg. 47 min. 12 sec. E, 33.20 feet to the point of beginning.

CEMETERY: The White/Ayers Cemetery is located on the said property and marked by a rock wall and chain link fence. The families of the persons buried in the said cemetery shall have the right of ingress and egress to and from the said cemetery for visitation along the easement recited above for the use and benefit of Jeff and Sinner Elaine Monson and leaving said easement to the said cemetery. In addition, the GRANTORS reserve for themselves and for those in their lineage to be buried in the White/Ayers Cemetery. It is understood and agreed that the GRANTORS will be solely responsible for the upkeep, maintenance and repairs within the confines of the cemetery.

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, the GRANTORS, 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 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 the ingress and egress easement and cemetery easement and provisions as hereinabove set forth.

And, we, the GRANTORS, 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.

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

"GRANTORS"

TOMMY L. AYERS

IMA SUE AYERS

"GRANTEES"

WILLIAM E. AYERS

SUE B. AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY L. AYERS and wife, IMA SUE AYERS, and WILLIAM E. AYERS and wife, SUE B. AYERS, 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 29th day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me, this the 29th day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE