Davidson County DEEDWARR
Recvd: 07/31/08 09:16 2 pgs
Fees:13.00 Taxes:1276.50

20080731-0078385

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

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

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Adam H. Crust and Bertha Alicia Zepeda 1848 Baker Road Goodlettsville, TN 37072	New Owner	01200013600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey W. West and wife, Leslie A. West**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam H. Crust and Bertha Alicia Zepeda**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 24 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the Southerly margin of Baker Road (said point being South 58 deg. 21' 14" West 163.93 feet; thence in a Westerly direction on a curve having a radius of 311.50 feet; a tangent of 222.08 feet and a delta angle of 70 deg. 58' 23" for a distance of 385.86 feet; thence, North 46 deg. 09' 44" West, 81.89 feet to a point; thence, North 46 deg. 09' 44" West 120.00 feet to a point; thence, in a Westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 378.88 feet; thence, North 86 deg. 35' 19" West 141.00 feet from the Southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 54' 41" West 921.02 feet to an iron pin; thence, North 84 deg. 06' 48" West 250.00 feet to an iron pin; thence North 5 deg. 54' 41" East 910.21 feet to an iron pin in the Southerly margin of Baker Road; thence, with said margin of said road South 86 deg. 35' 19" East 250.24 feet to the point of beginning and containing 5.26 acres, more or less.

BEING the same property conveyed to Jeffrey W. West and wife, Leslie A. West, by Warranty Dee from Richard C. Binkley and wife, Margie H. Binkley, dated August 28, 1991, recorded August 30, 1991, in Book 8432, Page 298-299, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

Title to any portion of said land lying within the bounds of any road or highway.

Restrictive Covenants of record in Book 6882, Page 267, Register's Office for Davidson County, Tennessee.

Easement to Southern Bell set forth in the instrument recorded in Book 1118, Page 463, Register's Office for Davidson County, Tennessee.

Right of Way easement for Public Roads set forth in the instrument recorded in Book 1634, Page 623, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1848 Baker Road, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of July, 2008.

Jeffrey W. West

Leslie A. West

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jeffrey W. West and Leslie A. West**, 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, this 29th day of July, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075