Davidson County DEEDWARR
Recvd: 08/13/08 09:56 2 pg
Fees:13.00 Taxes:943.50
20080813-0083232



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2008.

Notary Public

My commission expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dan A. Hall	Tennessee Bank + Trust 9000 Carothers Pkwy.	168-00-0-081.00 and 168-00-0-082.00
8983 Highway 100	Franklin, TN	
Nashville, TN 37221	37067	

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

Robert T. Claxton and Sonya R. Claxton, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dan A. Hall, a married man and Gregory W. Maples, a married man, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a stake in the center of State Highway No. 100 and in Stoner & Breedlove's west boundary line; thence with center of said highway South 74 deg. West 12 poles (198.00 feet) to a stake in the center of same, W.T. Phillips' corner; thence with his line South 13 deg. East 122 poles (2,013 feet) to a stake on south bank of branch with white walnut and sycamore pointers in S.S.Morton's line; thence with his line, South 87 deg. East 12 poles (198.00 feet) to a stake in his line with poplar pointer, said Stoner & Breedlove's southwest corner; thence with their line North 13 deg. West 128 poles (2,112 feet) to the beginning, containing 9.38 acres more or less.

Being the same property conveyed to Robert T. Claxton and wife, Sonya R. Claxton, by Warranty Deed from Timothy L. Anderson and wife, Tina K. Anderson, of record in Instrument No. 20060712-0083459, as re-recorded in Instrument No. 20060804-0095563 and corrected by Scrivener's Affidavit of record in Instrument No. 20080215-0015206, Register's Office for Davidson County, Tennessee, dated June 29, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (_X_) unimproved (____) property known as 8983 Highway 100, Nashville, TN 37221.

168-00-0-081.00 and 168-00-0-082.00 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF August 8, 2008:

Robert T. Claxton

Sonya R. Claxton

STATE OF TENNESSEE)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Robert T. Claxton and Sonya R. Claxton, the within named Grantor(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, at office, this the 8th day of August, 2008.

My Commission Expires: 9/20/08

Notary Public

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR**
) **SIGNATURE MADE BY**
COUNTY OF Williamson) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 8th day of August, 2008.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
) **CORPORATE**
) **ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 8th day of August, 2008.

My Commission Expires:_____

Notary Public

20081340M