Davidson County DEEDWARR
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Fees:48.00 Taxes:113.56

20081021-0105438

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $30,691.65

Affiant

Subscribed and sworn to before me, this 1ST day of ~~September~~ OCTOBER, 2008.

Notary Public
My commission expires: 5/22/2010

05-0808-64357

Address of New Owner:	Send Tax Bills to:	Tax Information
David A. Tinnon 5547 Brick Church Pk Tract #3 Goodlettsville TN 37072	201 Cartwright St Goodlettsville, TN 37072 (NEW OWNER)	p/o 018-00-0 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stacey L. Marchand, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David A. Tinnon and William Tinnin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A

Being part of the same property conveyed to Stacey ~~XXXX~~ L. Marchand by deed from Judith O. Dickens and husband, O' Neal J. Dickens, dated March 21, 2006, recorded March 23, 2006, of record in Instrument No. 20060323-0033351, as corrected in Instrument No. 20080402-0032968, recorded April 2, 2008, Register's Office for Davidson County, Tennessee.

Restrictions for the subject property are as follows:

No Modular Homes
No Mobile Homes
Minimum 1800 Square Foot House
Brick to Grade

FOR INFORMATIONAL PURPOSES ONLY SUBJECT PROPERTY CONTAINS: 5.073 acres.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Tract #3, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

SLM -

WITNESS my hand this 1ST day of ~~September,~~ OCTOBER 2008.

Stacey L. Marchand

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stacey L. Marchand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1ST day of ~~September~~ OCTOBER, 2008.

State of Tennessee at Large

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

My Commission expires 5/22/2010

Legal Description Tract # 3
5547 Brick Church Pike

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described by instrument # 200305130064474,

Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to the true point of beginning for the property described hereon , which is also the southeast corner of the Dickens property as described by instrument # 200305130064474;

Thence, North 89 degrees 48 minutes 57 seconds West, a distance of 162.11 feet to an iron rod;

Thence, South 30 degrees 18 minutes 26 seconds West, a distance of 382.83 feet to an iron rod, also being the southwest corner of the Dickens property as described by instrument # 200305130064474, and the northeast corner of Tract 1;

Thence, with Tract 1 South 12 degrees 29 minutes 42 seconds West, a distance of 470.08 feet to an iron rod;

Thence, with Tract 1 South 45 degrees 45 minutes 20 seconds West, a distance of 22.63 feet to an iron rod;

Thence, with Tract 4 North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to an iron rod;

Thence, with Tract 4 North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to an iron rod;

Thence, with Tract 4 North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to an iron rod;

Thence, with Tract 4 North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to an iron rod;

Thence, with Tract 4 South 58 degrees 00 minutes 36 seconds East, a distance of 250.30 feet to an iron rod;

Thence, North 35 degrees 33 minutes 48 seconds East, a distance of 219.34 feet to an iron rod;

Thence, North 32 degrees 54 minutes 26 seconds East, a distance of 90.68 feet to an iron rod, also being the southeast corner of Tract 2;

Thence, with Tract 2 North 53 degrees 48 minutes 29 seconds West, a distance of 313.10 feet to an iron rod;

Thence, with Tract 2 North 09 degrees 35 minutes 41 seconds East, a distance of 240.61 feet to an iron rod;

Thence, with Tract 2 North 42 degrees 42 minutes 30 seconds East, a distance of 76.47 feet to an iron rod;

Thence with Tract 2 North 38 degrees 42 minutes 51 seconds East, a distance of 28.09 feet to the true point of being of the described property containing

Together with: 1)ingress/egress easement of record in Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and together with and subject to: 2) a perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated Aug. 22,2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115 615-865-4242, both ingress/egress easements 1 and 2 more particularly described as follows:

Legal Description
20' Ingress/Egress Easement
5547 Brick Church Pike

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument # 200305130064474;

Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to a point;

Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point;

Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point, also being the southwest corner of Tract # 2;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point;

Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point;

Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point;

Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71.45 feet to a point;

Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point;

Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point;

Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point;

Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288.61 feet to a point;

Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point;

Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point;

Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point;

Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a point;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the northwest corner of Tract # 4;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point;

Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a point;

Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a point;

Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point;

Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a point;

Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point;

Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning

Legal Description
Tract 3 Septic Area
5547 Brick Church Pike

Together with:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608 Page 594;

Thence, North 43 degrees 41 minutes 05 seconds West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Legal Description
Tract 3 Septic Easement Across Tract 2
5547 Brick Church Pike

Together with:

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 41.82 feet to the true point of beginning of the described easement hereon;

Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 290.71 feet to a point;

Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 102.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 144.18 feet to a point;

Thence, North 04degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point;

Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 23.30 feet to a point;

Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.30 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 279.52 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 18.17 feet to the true point of beginning containing 0.557 acres more or less.

Legal Description
Tract 4 Septic Easement Across Tract 3
5547 Brick Church Pike

Subject to:

Beginning at a point along the east property line, also being the northeast corner of Tract 4 and the southeast corner of Tract 3;

Thence, North 58 degrees 00 minutes 36 seconds West, a distance of 26.05 feet to the true point of beginning of the described easement;

Thence, North 58 degrees 00 minutes 36 seconds East, a distance of 15.03 feet to a point;

Thence, North 35 degrees 33 minutes 48 seconds East, a distance of 193.26 feet to a point;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 92.09 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to a point;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 91.57 feet to a point;

Thence, South 35 degrees 33 minutes 48 seconds West, a distance of 192.67 feet to the true point of beginning containing 0.098 acres more or less.

Legal Description
Tract 5 Septic Easement Across Tract 3
5547 Brick Church Pike

Subject to:

Beginning at a point along the east property line, also being the northeast corner of Tract 4 and the southeast corner of Tract 3;

Thence, North 58 degrees 00 minutes 36 seconds West, a distance of 10.02 feet to the true point of beginning of the described easement;

Thence, North 58 degrees 00 minutes 36 seconds East, a distance of 15.03 feet to a point;

Thence, North 35 degrees 33 minutes 48 seconds East, a distance of 192.63 feet to a point;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 91.54 feet to a point;

Thence, South 58 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to a point;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 91.03 feet to a point;

Thence, South 35 degrees 33 minutes 48 seconds West, a distance of 192.04 feet to the true point of beginning containing 0.098 acres more or less.

Subject to 10' utility easement as shown on said survey.