Davidson County - DEEDWARR
Recvd: 01/26/09 16:03 2 pgs
Fees:13.00 Taxes:225.70
20090126-0006807

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.
Tommy N. DeLoach	Same as New Owner	Map 18
604 Gaylemore Dr.		Parcel 58
Goodlettsville, TN 37072		

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, BOBBY W. HYMER, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TOMMY N. DeLOACH, hereinafter referred to as the "GRANTEE", his 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 10th Councilmanic District of Davidson County, Tennessee, described according to a Survey dated October 21, 2008, by Ray G. Cole, Registered Land Surveyor, No 924, as follows:

Beginning at an iron pin (new) in the northern margin of Brick Church Pike, a corner to the property conveyed to William M. Roland by deed of record in Book 4413, Page 120, Register's Office for Davidson County, Tennessee; thence, leaving Brick Church Pike with the line of Roland, N 13 deg. 19' 09" W 329.40 feet to an iron pin (new); thence, N 77 deg. 27' 01" E 250.7 feet to an iron pin (new); thence, S 04 deg. 43' 00" E 370.88 feet to a metal bolt in a concrete drive (old) marking the northerly margin of Brick Church Pike; thence, with said margin of said Pike, S 87 deg. 32' 57" W 47.62 feet to a point; thence, continuing with said margin of said Pike, S 88 deg. 45' 05" W 151.55 feet to the point of beginning, containing 1.795 acres, more or less.

Easement: The Grantor reserves for himself and for his heirs and/or assigns a permanent, perpetual easement for ingress, egress, turnaround and parking, across the property described above, said easement being more specifically described as follows:

Beginning at a metal bolt in a concrete drive, marking the southeast corner of the above described tract, in the northerly margin of Brick Church Pike; thence, with said margin of said Pike S 87 deg. 32' 57" W 5.30 feet; thence, leaving Brick Church Pike, N 03 deg. 20' 50" W 259.43 feet to a point; thence, N 41 deg. 36' 49" W 125.45 feet to a point; thence, N 77 deg. 27' 01" E 83.83 feet to an iron pin marking the northeast corner of the above tract; thence, with the easterly line of the said tract, S 04 deg. 43' 00" E 370.88 feet to the point of beginning.

Being the same property conveyed to Bobby W. Hymer by deed filed as instrument No. 20020730-0091104 in the Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 5368 Brick Church Pike, 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 2009, 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 GRANTEE, when due.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTOR"

BOBBY W. HYMER

"GRANTEE"

TOMMY N. DeLOACH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY W. HYMER and TOMMY N. DeLOACH, 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 22nd day of January, 2009.

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

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of January, 2009.

NOTARY PUBLIC

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