THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16137

BILL GARRETT, Davidson County
Trans:T20090059732 DEEDWARR
Recvd: 09/01/09 09:27 2 pgs
Fees:13.00 Taxes:192.40
20090901-0081853

Property Address:
1827 & 1837 Springfield Hwy, Goodlettsville, TN 37072

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel Reeder**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Edgar E. Dresslar**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

TRACT I
LAND in the 10th Civil District of Davidson County, Tennessee, as described to-wit:
BEGINNING at a spike on the east margin of U.S. Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.0 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike.

EXCLUSION:
INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Beginning at a point of intersection of the west margin of S.R. 11 (U.S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 30' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point; thence North 34 deg. 51' 39" West 583.36 feet to a point; thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of S.R. 11 (U.S. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning.

TRACT II
LAND in the 11th Councilmanic District of Davidson County, Tennessee, more accurately described as follows:
BEGINNING at an existing highway monument in the easterly margin of U.S. Highway 41; said monument being the most southwest corner to herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77 deg. 33' 17" West, 210.21 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed of conveyance from Ervin D. Brown and wife, Karen R. Brown, dated July 17, 2006, and recorded July 17, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 20060717-0085784.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 14th day of August, 2009.

_____{Seal}
Daniel Reeder

State of TENNESSEE
County of Williamson

On this the 14TH day of August, 2009, before me, the undersigned officer, personally appeared Daniel Reeder, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Delores I. de Priest STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $52,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 14TH of August, 2009.

Delores I. de Priest STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

_____
Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Edgar E. Dresslar
1827 & 1837 Springfield Hwy
Goodlettsville, TN 37072

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
Edgar E. Dresslar
1827 & 1837 Springfield Hwy
Goodlettsville, TN 37072

Phone: _____

Tax Parcel ID#: 007-00-0X-123.00 and 124.00