BILL GARRETT, Davidson County
Trans:T20090062486 DEEDWARR
Recvd: 09/11/09 14:08 2 pgs
Fees:13.00 Taxes:539.65
20090911-0085280

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 45,850.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept, 2009.

Notary Public
MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Frank & Margaret Billman	New Owner	
(NAME)	(NAME)	
3677 Forte Rd.		029-00-0/157.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, I, **ANNE C. WIERUM, A SINGLE WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK H. BILLMAN AND WIFE, MARGARET A. BILLMAN**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING TRACT OF LAND IN THE 1ST COUNCILMATIC DISTRICT OF DAVIDSON COUNT, TENNESSEE BEGINNING AT A POINT AT THE CENTER OF FORTE STREET, THE NORTHEAST CORNER OF JOHN J. VIDALE AND WIFE, LOUISE VIDALE, AS OF REOCRD IN BOOK 2201, PAGE 429, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHEAST CORNER OF THIS LOT; THENCE WITH VIDALE'S NORTH LINE, PASSING A SET OF IRON PIN ON THE WEST RIGHT OF WAY OF FORTE ROAD AT 20.0 FEET, N 88 DEG. 17'48" W A DISTANCE OF 231.57' TO AN EXISTING CONCRETE MONUMENT IN THE NORTH LINE OF VIDALE AND AT THE CORNER OF SIX FOOT HIGH CHAIN LINK FENCE, BEING THE INTERIOR CORNER OF THE PROPERTY OF THE DAVIDSON COUNTY BOARD OF EDUCATION FORMERLY MORNY ELEMENTARY SCHOOL (NOW VACANT); SAID CONCRETE MONUMENT BEING LOCATED S 88 DEG. 17'48" E A DISTANCE OF 146.93' FROM A CONCRETE MONUMENT AT THE CORNER OF THE SAME SIX FOOT HIGH CHAIN LINK FENCE; THENCE N 01 DEG. 32'39" E A DISTANCE OF 356.29' TO AN EXISTING CONCRETE MONUMENT AT THE CORNER OF A SIX FOOT

HIGH CHAIN LINK FENCE AND AN INTERIOR CORNER TO SAID BOARD OF EDUCATION PROPERTY; THENCE S 88 DEG. 27'37' E A DISTANCE OF 230.78', PASSING AN EXISTING CONCRETE MONUMENT IN THE WEST RIGHT OF WAY OF FORTE ROAD AT 210.78' AT THE CORNER OF SAID SIX FOOT HICH CHAIN LINK FENCE, TO A POINT IN THE CENTER OF FORTE ROAD; THENCE WITH THE CENTER OF SAID ROAD S 01 DEG. 25'03" W A DISTANCE OF 356.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 82,442.66 SQUARE FEET, 1.89 ACRES.

BEING THE SAME PROPERTY CONVEYED TO ANNE C. WIERUM HEREIN BY DEED DATED JULY 12, 2007, OF RECORD IN INSTRUMENT NO. 20070717-0085168, SAID REGISTER'S OFFICE.

This is improved property, known as 3677 Forte Rd. Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with 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 restrictions and easements of record.

GRANTOR further covenant and bind herself, her 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 our hands this 5th day of September, 2009.

Anne C. Wierum

STATE OF NORTH CAROLINA
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, Anne C. Wierum, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Winston Salem, North Carolina, on this the 5 day of September, 2009.

Marcia P. Wilson
NOTARY PUBLIC
My commission expires: 6/29/2013

MARCIA P WILSON
Notary Public
Davidson County NC
My Commission Expires June 29, 2013