BILL GARRETT, Davidson County
Trans:T20090073640 DEEDWARR
Recvd: 10/29/09 12:04 2 pgs
Fees:13.00 Taxes:784.40
20091029-0099957

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

ET-09-1525

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Marcus Chavez	F&M Bank	
1328 Springfield Highway	(NAME) 50 Franklin Street	10D-20955-12-02-10.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY W. DEERING, II AND WIFE, MARY ELIZABETH DEERING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS CHAVEZ AND TANYA CHAVEZ, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract or parcel of land in the 10th Councilrnanic District of Davidson County, Tennessee, described according to a survey Steven E. Artz, Tennessee License No. 1708, d.b.a., Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated November 7, 2008, as follows:

BEING a portion of Lot 135 on the plan of Grizzard Manor, Section 6, of record in Book 5200, page 79, said Register's Office.

Beginning at an iron pin (new), in the southerly margin of U.S. Highway #41, (Springfield Highway), the northwest corner of Lot 134, Grizzard Manor, Section 6, being a plat of record in Deed Book 5200, Page 79, Register's Office for Davidson County, Tennessee, the northeast corner of this tract, and continuing, as follows: S 37°02'35" W, 376.84 feet to a pipe (old), the southwest corner of Lot 134, in the northerly boundary of Lot 147; thence, N 34°55'17" W, passing a common corner of Lot 147 and Lot 146, and continuing in all 173.44 feet to an iron pin (old), in the northerly boundary of Lot 146, the southeast corner of Lot 136; thence, N 37°01'37" E, 323.31 feet to an iron pin (new), in the southerly margin of U.S. Highway #41, the northeast corner of Lot 136; thence, S 52°54'00" E, 165.00 feet, to the point of beginning, containing 1.33 acres, more or less.

The said property being only a PORTION of the original lot of record due to a right of way conveyance to the State of Tennessee in Deed Book 6117, page 822, said Register's Office. (NOT included in the above description.)

The mailing address for the said property is 1328 Springfield Highway, Goodlettsville, TN 37072 and also known as 1328 Dickerson Road, Goodlettsville, TN 37072.

BEING the same property conveyed to Jerry W. Deering, II, and wife, Mary Elizabeth Deering, by deed from The Estate of Erma D. Schroder, deceased, and the Robert D. Schroder Revocable Trust under date of May 11, 2000, of record in Instrument No. 20081215-0120091, in the Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions and easements of record if any; including those listed in Plat Book 5200, Page 79; Book 5327, Page 668; Book 6117, Page 822; Register's Office for said County.

Subject to a 2.5' x 10' utility anchor easement located on each front corner of the property adjacent to U. S. Hwy. 41 and also subject to a 10' drainage and utility easement along the rear line of the property.

unimproved ( )

This is improved (X) property, known as 1328 Springfield Highway, Goodlettsville, Tennessee 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 is 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 hand(s) this 26th day of October, 2009.

Jerry W. Deering, II

Mary Elizabeth Deering

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson RGH

On this the 26th day of October, 2009, before me personally appeared Jerry W. Deering, II and wife, Mary Elizabeth Deering to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of October, 2009.

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

My Commission Expires: 09-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520