BILL GARRETT, Davidson County
Trans:T20100053798 DEEDWARR
Recvd: 08/30/10 09:59 2 pgs
Fees:13.00 Taxes:18.50

20100830-0068380

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 26TH DAY OF AUGUST, 2010.

Mary B. Burnett
Notary Public

MY COMMISSION EXPIRES: 11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben E. Alexander, a married man	New Owner (NAME)	02500016700
P.O. Box 623 (ADDRESS)	Same (ADDRESS)	
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul M. Finholt and Judy T. Finholt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ben E. Alexander, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE, U.S. 41-31W, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF NASHVILLE ELECTRIC SERVICE PROPERTY AS OF RECORD IN DEED BOOK 2291 PAGE 153 R.O.D.C., TENNESSEE, AND ALSO BEING S 18-00-00 W, 69.4' FROM AN EXISTING CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF N.E.S. AS MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF DICKERSON PIKE; THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE, S 19-00-00 W, 87.43' TO THE POINT OF BEGINNING, THENCE; LEAVING SAID DICKERSON PIKE, N 71-00-00 W, 15.45' TO AN IRON PIN IN THE ORIGINAL CENTER OF OLD DICKERSON ROAD, WHICH WAS CLOSED AND ABANDONED BY PLAT OF RECORD IN BOOK 5200 PAGE 343, R.O.D.C., TN., THENCE: WITH THE CENTER OF OLD DICKERSON ROAD (NOW ABANDONED), S 32-31-56 W, 20.83' TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT (RADIUS 255.29') SOUTHWESTERLY A DISTANCE OF 111.45' TO AN IRON PIN IN THE PRESENT NORTHERLY RIGHT-OF=WAY LINE OF EXISTING OLD DICKERSON ROAD AS ESTABLISHED IN PLAT BOOK 5200 PAGE 343, R.O.D.C., AND HAVING A CHORD BEARING AND DISTANCE OF S 45-02-17 W, 110.57'; THENCE, WITH THE NORTHERLY RIGHT-OF-WAY, WITH A CURVE HAVING A DELTA OF 3-48-28, A RADIUS OF 324.34' A TANGENT OF 18.24' A LENGTH OF 36.50; A CHORD OF S 76-16-10 E, A CHORD DISTANCE OF 36.54' TO A POINT, THENCE, WITH A CURVE, HAVING A DELTA OF 86-38-00 A RADIUS OF 28.07', A TANGENT OF 26.47' A LENGTH OF 42.44' A CHORD OF N 62-19-10 E, A CHORD DISTANCE OF 38,52' TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE, THENCE. WITH SAID RIGHT-OF-WAY, N 19-00-00 E, 89.94' TO THE POINT OF BEGINNING CONTAINING 0.06 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO PAUL M. FINHOLT AND WIFE, JUDY T. FINHOLT BY TRUSTEE'S DEED AND BILL OF SALE FROM ROBERT C. GOODRICH, JR., TRUSTEE OF RECORD IN BOOK 8394, PAGE 10, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0.06 Old Dickerson Road, Goodlettsville, TN 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 GRANTEES, their heirs and assigns forever; and we do

WARRANTY DEED
(Continued)

covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 26th day of August, 2010.

Paul M. Finholt

Judy T. Finholt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul M. Finholt and Judy T. Finholt, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2010.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072