SEND TAX BILLS TO NEW OWNER:
Arnold Layne Gebers, et ux
755 North Woodson Rd
Clarksville, TN 37043

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20110001945 DEEDWARR
Recvd: 01/10/11 11:40 2 pgs
Fees:13.00 Taxes:1035.63
20110110-0002665

Cheatham County:
Map & Parcel: 039-078.00; 039-079.00 & 039-079.00(001)

Davidson County:
Map & Parcel: 013-027.00 & 013-001.00

THIS DEED OF CONVEYANCE, executed and delivered by **MARK ATKINS** and **CHRISTOPHER G. ATKINS**, hereinafter called the Grantors, to **ARNOLD LAYNE GEBERS**, and wife, **JUDY ELLEN GEBERS**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located partly in the 2nd Civil District of Cheatham County, Tennessee, and partly in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING AT MONUMENT ON THE EASTERN RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY / STATE ROUTE 112 / U.S. HIGHWAY 41-A AT THE NORTHWEST CORNER OF ATKINS SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 380, R.O.D.C.TN, SAID POINT BEING LOCATED 32.14 FEET NORTH OF THE COUNTY LINE AND BEING THE SOUTHWEST CORNER OF THIS PROPERTY; THENCE WITH THE EASTERN RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY / STATE ROUTE 112 / U.S. HIGHWAY 41-A (FEDERAL AID PROJECT NUMBER 239-C, DATED: 1936), N36°46'00"W 675.01 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, S53°14'00"W 15.00 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT-OF WAY N36°46'00"W 429.32 FEET TO AN IRON ROD AT THE PROPERTY OF WILLIAM D. HAWLEY, JR., AS OF RECORD IN BOOK 228, PAGE 202, R.O.C.C.TN; THENCE LEAVING SAID RIGHT-OF-WAY WITH LINE OF HAWLEY, JR., N89°03'30"E 399.11 FEET TO A SQUARE TUBE AT A FENCE CORNER, PASSING THROUGH AN IRON ROD ATA FENCE POST AT 24.73 FEET; THENCE CONTINUING WITH THE LINE OF HAWLEY, JR., N00°34'34"W 350.91 TO AN IRON ROD AT A FENCE POST AT THE PROPERTY OF TIMOTHY J. HELM, AS OF RECORD IN DEED BOOK 497, PAGE 660, R.O.C.C.TN; THENCE CONTINUING LINE OF HELM, N51°20'39"E 780.37 FEET TO AN IRON ROD AT A METAL POST; THENCE, S88°49'06"E 267.16 FEET TO AN IRON AT THE PROPERTY OF WILLIAM C. SANDERS, JR., INSTRUMENT: 20021114-0141432, R.O.D.C.TN; THENCE WITH THE LINE OF SANDERS, JR., S07°40'11"W 27.17 FEET TO AN IRON ROD AT THE PROPERTY OF, BILLY R. WALKER, AS OF RECORD IN DEED BOOK 4494, PAGE 254, R.O.D.C.TN; THENCE WITH THE LINE OF WALKER, S07°26'25"W 172.83 FEET TO AN IRON ROD AT A METAL POST AT THE PROPERTY OF DANIEL MARK BRACY, AS OF RECORD IN DEED BOOK 4983, PAGE 234, R.O.D.C.TN; THENCE WITH THE LINE OF BRACY, S02°28'56"W 476.53 FEET TO AN IRON ROD AT THE PROPERTY OF DANIEL MARK BRACY, INSTRUMENT: 20050722-0085600, R.O.D.C.TN; THENCE WITH LINE OF BRACY, S02°29'56"W 238.26 FEET TO AN IRON ROD AT THE PROPERTY OF KENNETH R. BOGLE, INSTRUMENT: 20030904-0128565, R.O.D.C.TN; THENCE WITH THE PROPERTY OF BOGLE, S19°35'50"E 254.60 TO AN IRON ROD AT A FENCE POST; THENCE, S19°13'50"E 78.71 FEET TO A MONUMENT AT THE NORTHEAST CORNER OF THE ATKINS SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 380, R.O.D.C.TN; THENCE WITH NORTHERN LINE OF SAID SUBDIVSION, S 53°12'50"W 815.73 FEET TO THE POINT OF BEGINNING; CONTAINING 28.55 ACRES, MORE OR LESS. AS SURVEYED DECEMBER 29, 2010 BY L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075.

Being the same property conveyed to Mark Atkins and Christopher G. Atkins by deed from Neada Carr, of record in Record Book 111, Page 370, Register's Office for Cheatham County, Tennessee, and in Instrument No. 20040811-0097013, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the residence of either Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 7th day of January, 2011.

MARK ATKINS

CHRISTOPHER G. ATKINS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Atkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of January, 2011.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher G. Atkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of January, 2011.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$279,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 7th day of January, 2011.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

NOTARY PUBLIC/Register