RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110300076

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110023868 DEEDWARR
Recvd: 04/25/11 10:15 2 pgs
Fees:13.00 Taxes:314.50
20110425-0031189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22ND DAY of APRIL, 2011

Notary Public

MY COMMISSION EXPIRES:

BAN C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE CERTO 0 CANE RIDGE ROAD ANTIOCH, TN 37013	5814 Cane Ridge Rd. Antioch, TN 37013	182-00-0-092.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM DARRELL ALEXANDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOE CERTO AND WIFE, TERESA CERTO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 33rd Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to William D. Alexander as evidenced in Will Book 227, Page 565, Probate Court for Davidson County, Tennessee, and being a portion of the property described in a deed to Sara Ledbetter Lynch of record in Deed Book 2963, Page 189, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right-of-way), said point being a northwesterly corner of the Joe Certo et ux property of record in Deed Book 5957, Page 484, Register's Office for Davidson County, Tennessee; Thence, with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the left having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 87.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Thence along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.60 feet, said curve having a chord direction of North 49 degrees 01 minutes 21 seconds West and a chord length of 118.06 feet to a point; Thence North 33 degrees 05 minutes 12 seconds West a distance of 267.83 feet to a point; Thence along a curve to the right having a radius of 175.00 feet through a central angle of 40 degrees 44 minutes 30 seconds, an arc distance of 124.44 feet, said curve having a chord direction of North 12 degrees 42 minutes 57 seconds West and a chord length of 121.83 feet to a point; Thence North 07 degrees 39 minutes 18 seconds East a distance of 63.68 feet to an iron pin (new); Thence leaving the margin of Cane Ridge Road and with the southerly line of the property conveyed to Jean Alexander et vir as described in Deed Book 4596, page 869, Register's Office for Davidson County, Tennessee, South 87 degrees 30 minutes 00 seconds East a distance of 780.93 feet to an iron pin (old); Thence with the westerly line of the I-24 Limited Property of record in Deed Book 4614, Page 602, Register's Office for Davidson County, Tennessee, South 06 degrees 43 minutes 50 seconds West a distance of 146.22 feet to an iron pin (old); Thence with a westerly line of the aforesaid Joe Certo et ux property, South 06 degrees 45 minutes 30 seconds West a distance of 313.81 feet to an iron pin (old); Thence with a northerly line of said Certo property, South 78 degrees 26 minutes 07 seconds West a distance of 346.53 feet to the Point of Beginning, according to a survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated April 18, 2011.

BEING part of the same property conveyed to William Darrell Alexander as Devisee of the Last Will and Testament of Willie C. Alexander, who died 2/3/99, filed as Will Book 227, Page 565 in the Probate Court of Davidson County, Tennessee (Docket Number 99P-774).

See also Last Will and Testament filed as Will Book 222, Page 178 (Probate Docket 98P-1267, Probate Court of Davidson County, Tennessee), for source of title to Willie C. Alexander by Last Will and Testament of Jean T. Alexander, who died 7/14/98. See Affidavit of Heirship recorded 4/12/90 in Book 8086, Page 798, Register's Office for Davidson County, Tennessee for source of title and description of real estate to Jean T. Alexander (aka Jean Turner Alexander) as devisee of Last Will and Testament of Sara K. Lynch filed also as Will Book 166, page 524 (Probate Docket 92418, Probate Court of Davidson County, Tennessee). See Deed Book 2963, Page 189 recorded 10/5/59 in the Register's Office for Davidson County, Tennessee for source of title to Sara K. Lynch (aka Sarah Ledbetter Lynch).

Unimproved (XX)

This is improved ( ) property known as **0 CANE RIDGE ROAD, ANTIOCH, TN 37013**

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 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 our hands this 22ND DAY of APRIL, 2011.

William Darrell Alexander

WILLIAM DARRELL ALEXANDER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM DARRELL ALEXANDER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22ND DAY of APRIL, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014