Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11080007

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Louada Tant

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Marie Collins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF September 2011

NOTARY PUBLIC

My Commission expires: 9/24/14

Address of New Owner	Send Tax Bills To:	Tax Information:
Marie C. Fox	Same	
462 Maggie Mack Lane		045-00-0-
Sevierville, Tn. 37862		004.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Louada Tant,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Marie C. Fox,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 9-13-11, as follows:

Beginning at an existing iron rod in the south margin of Little Marrowbone Road and being the common corner of Mark Stanford Roberson (Instr: 200704050041228);
Thence with said Roberson S 25 DEGREES 51 MINUTES 00 SECONDS E a distance of 389.58 feet to an existing iron rod in the north line of David M. Smythe (Book 10932, Page 231);
Thence with said Smythe S 85 DEGREES 31 MINUTES 08 SECONDS W passing another corner to David M. Smythe (Instr: 200109070097539) at 159.51 feet and continuing for a total distance of 357.36 feet;
Thence continuing with said Smythe
N 67 DEGREES 01 MINUTES 23 SECONDS W passing a 14 inch walnut tree on the north bank of Little Marrowbone Creek at a distance of 30 feet, more or less, and continuing a total distance of 200.71 feet to a large stone;
Thence N 87 DEGREES 56 MINUTES 18 SECONDS W a distance of 68.46 feet to a set iron rod on the south margin of Little Marrowbone Creek Road;
Thence with said margin N 55 DEGREES 53 MINUTES 51 SECONDS E a distance of 530.92 feet to an existing iron rod which is the point of beginning,
having an area of
117825 square feet,
2.70 acres

Being part of the same property conveyed to Andrew Tant and wife, Louada Tant, by deed from James D. Neidergeses, Bishop of the Roman Catholic Diocese and his successors in office, for Father Ryan High School, dated 01/23/1981 and recorded March 13, 1981, at Book 5721, page 195, Register's Office for Davidson County, Tennessee. This is the same property shown as Parcel 4 on the Davidson County Tax Assessor's Map number 45. Also being the same property title to which vested in Louada Tant upon the death of her husband, Andrew Tant, by reason of their tenancy by the entirety. Date of Death November 30, 2007.

Included with this conveyance is the 2004 Southern Homes manufactured home, VIN TNMS0133A/B, same having been permanently affixed to above real property and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138.

This is improved property generally located:
5095 Little Marrowbone Road, Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20110057594 DEEDWARR
Recvd: 09/16/11 09:56 2 pgs
Fees:13.00 Taxes:249.75
20110916-0072002

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement for the flow of the waters of an unnamed branch referenced in Legal Description of tract and the rights of the public therein.
3. Rights of upper and lower riparian owners to the flow of the waters of an unnamed branch referenced in the Legal Description of tract, free from diminution or pollution.
4. Changes in the boundary of the subject property resulting from erosion nor accretion caused by the flow of an unnamed branch referenced in the Legal Description of tract.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Louada Tant** has/have caused this instrument to be executed, this the 15 day of September 2011.

/Louada Tant

Louada Tant

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Louada Tant,** 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.

This the 15 day of September 2011.

My commission Expires: 9/24/14

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY