03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 11th day of October, 2011.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110064141 DEEDWARR
Recvd: 10/13/11 15:02 2 pgs
Fees:13.00 Taxes:462.50
20111013-0079866

03-1109-37307

Address of New Owner:	Send Tax Bills to:	Tax Information
Rita Biggs Vanatta	Franklin American Mortgage	007-00-0 040.00
1558 Springfield Highway	501 Corporate Centre Drive, #400	
Goodlettsville TN 37072	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Bailey Dickey and wife, Dianne Dickey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rita Biggs Vanatta, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows, to-wit:

Beginning in the southerly margin of U.S. Highway No. 41 at the common corner of Lots No. 2 & 3, and being a corner of the property conveyed to Harry J. Cooper, Sr., et. al, of record in Book 2344, Page 627, Register's Office for Davidson County, Tennessee; thence with the line between said lots, South 37° West 250 feet; thence South 53° 25' East 100 feet to the corner of Lots No. 3, 4, 14, & 15; thence with the line between Lots No. 3 & 4, North 37° East 250 feet to the southerly margin of U.S. Highway 41; thence with the margin of said highway, North 53° 25' West 100 feet to the point of beginning.

INCLUDED in the aforementioned description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C2866, Circuit Court for Davidson County, to-wit:

Beginning at a point in the northeast corner of the Henry C. Woodard, et. ux., property, said point being on the present southwest right-of-way of SR11 on Project 19032227004 thence South 40° 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right-of-way of SR11 being 50' left at paper located station 179 + 84.02; thence North 47° 44' 18" West 146.79 feet along said proposed right-of-way to a point 50' left at paper located station 181 + 30.81; thence southeasterly141 feet, more or less, along the present southwest right-of-way of SR11 to the point of beginning.

Being the same property conveyed to William Bailey Dickey and wife, Dianne Dickey by deed from Darrel Lyle, dated September 23, 2004, recorded October 5, 2004 in Instrument No. 20041005-0120050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1558 Springfield Highway, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of October, 2011.

William Bailey Dickey

Dianne Dickey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Bailey Dickey and Dianne Dickey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 11th day of October, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13