BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120085691 DEEDWARR
Recvd: 11/08/12 15:35 2 pgs
Fees:13.00 Taxes:74.00
20121108-0103463

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARDEN von HAEGER, et al	**SAME**	**043-16-0-045.00**
(NAME) **P. O. BOX 160433**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, CHARLES KEITH GOINS, JR.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARDEN VON HAEGER AND SHER POWERS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Davidson County, Tennessee being part of Lot No. 9, on the plan of the Anderson Estates, of record in Plat Book 1130, page 37, Register's Office for said County, being Lot 9 on the plan of Vandiver's Subdivision of the easterly part of said Lot No. 9 of Anderson Estates, not of record, described according to a survey made by Ewell Anderson, Surveyor, July, 1944, as follows: Beginning at a point on the easterly margin of Vandiver Drive, 450 feet northerly from the northeast corner of said Vandiver Drive and Old Hickory Blvd., said point being the northwest corner of Lot 8 on said unrecorded plan; thence with the easterly margin of said Vandiver Drive, northerly 50 feet to the southwest corner of Lot 10 on said unrecorded plan; thence with the line between said Lots Nos. 9 and 10, easterly 242.4 feet to the low water mark of the Cumberland River, thence with the low water mark of said Cumberland River, South 50.1 feet to the northeast corner of said Lot No. 8; thence with the line between said Lots Nos. 8 and 9, westerly 249.5 feet to the beginning.

Being part of the same property conveyed to Charles Keith Goins, Jr., from Michelle Goins Hart, Michael Wayne Goins, Jr., Mark W. Goins, and Matthew W. Goins by Quitclaim Deed of record as Instrument No. 20121107-0103001, Register's Office for Davidson County, Tennessee and by Affidavit of Heirship as to the Heirs at Law of Ruby Irene Goins of record as Instrument No. 20121102-0100979, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, CHARLES KEITH GOINS, JR.

Unimproved (X)
This is improved( ) property, known as **0 VANDIVER DRIVE, MADISON, TN 37115**
(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 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 hand this 7th day of November, 2012.

CHARLES KEITH GOINS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES KEITH GOINS, JR.**, the 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 at Nashville, Tennessee this 7th day of November, 2012.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public