STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 8/29/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
SANDRA K. HOWARD	SAME	132-03300
(NAME)	(NAME)	
8663 Whites Creek Pike		14D 19000
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, INEZ GARNER, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA K. HOWARD and SUE ELLA MILLER

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

TRACT I: Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Tract I on the unrecorded plan of the Hewitt property, described according to a survey made by Z. J. Wilkinson, Surveyor, October 30, 1947, as follows: BEGINNING in the center of a new road, the southwest corner of Tract II on the said unrecorded plan of the Hewitt property; thence North 84 deg. West 1103 feet to a stake in branch, old beech and poplar pointers, thence North 51 deg. West 495 feet to a stake; thence north 21 deg. West 561 feet to stake; thence North 1 deg. East 231 feet to a stake, elm and sugar pointers; thence South 83 deg. East 510 feet to a stake; thence South 1 deg. West 95 feet to a stake at the foot of a bluff; thence South 80 deg. East 610 feet to a stake; thence North 78 deg. East 190 feet to the center of said new road, the northwest corner of said Tract II; thence with the center of said road, South 22 deg. East 1033 feet to the beginning, containing 28.04 acres, more or less.

TRACT II: A certain tract of land situated in the 16th Civil District of Robertson County, Tennessee, described as follows: BEGINNING at a stone, formerly an old oak stump, the northeast corner of this land and a corner to Cloud in George Edwards line; thence with Cloud's line South 21 deg. West 8 poles; thence South 24 deg. East 42 poles to a corner to Cloud; thence South 49 deg. East 29.4 poles to a point in the Meeting House Branch, a corner to L. E. Chambliss and O. C. Smith; thence with said Smith's line North 86 deg. West 156 poles to a stone, a corner to said Smith; thence South 12 deg. West 35 poles to a stone, a corner to said Smith; thence South 25 deg. West 25 poles to the line of Pearlie Davenport on the south bank of Sycamore Creek; thence with her line

(CONTINUED ON ATTACHED PAGE)

This is unimproved ( ) improved (XX) property, known as _____ (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 heir 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 covey 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 14 day of August, 19 87

Inez Garner

INEZ GARNER, WIDOW

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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 INEZ GARNER, WIDOW

the bargainor ____, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 14 day of August 19 87

Commission expires 3/3/89

Notary Public

CAROLYN S. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

INEZ GARNER

TO

SANDRA K. HOWARD

SUE ELLA MILLER

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

CONTINUATION PAGE FOR WARRANTY DEED

North 3 deg. East 78 poles to a stone, formerly a white oak stump on the north bank of said creek and a corner to George Edwards; thence with said creek and the line of George Edwards as follow; North 31.5 deg. East 6.6 poles, North 18 deg. East 4 poles, North 30 deg. East 8 poles, North 11 deg. East 20 poles to point about opposite the middle of a rock bluff on the north side of the creek, North 31 deg. East 33.6 poles, North 37.5 deg East 9.6 poles, North 38 deg. East 8 poles, North 83 deg. East 16 poles, South 86 deg. East 14 poles, South 77.5 East 14.2 poles South 67 deg. East 19 poles, South 63.5 deg East 7 poles, South 68 deg. East 4.3 poles, South 79 deg. East 7.3 poles, South 69 deg. East 16 poles to a large oak tree near the fork of Sycamore Creek; thence up the south prong of said creek, South 82 deg. East 14.6 poles; North 85 deg. East 13 poles to the beginning, containing 82.5 acres, more or less, by Planimeter calculation.

INCLUDED in the above described property but EXCLUDED therefrom is a portion of the above described property having been conveyed to Lisa Garner Downs, by deed of record in Book 256, page 32, Robertson County, Tennessee, and being more particularly described as follows: BEGINNING at an iron spike in the center of a 15-foot easement leading to Whites Creek Pike, being South 75 deg. 24 min. 52 sec. West 1570.0 feet from a point at the center of Whites Creek Pike (Hwy. 431 South) at the south end of bridge, then with the center of said easement, with Inez Garner property, South 75 deg. 46 min. 02 sec. West, 38.50 feet to an iron spike, North 60 deg. 32 min. 02 sec. West, 78.45 feet to an iron spike,, North 84 deg. 24 min. 05 sec. West. 38.25 feet to an iron spike, South 69 deg. 10 min. 54 sec. West, 71.53 feet to an iron spike, South 85 deg. 51 min. 25 sec. West, 56.67 feet to an iron spike, then leaving easement, North 01 deg. 25 min. 36 sec. East, with a hollow, passing an iron rod at 15.00 feet in all a destance of 390.97 feet to the center of Sycamore Creek, then with said centerline, South 75 deg. 20 min. 25 sec. East, 161.14 feet, then leaving creek, South 16 deg. 00 min. 00 sec. East, passing an iron rod at 90.00 feet in all a distance of 367.67 feet to the beginning, containing 1.72 acres, more or less, as per survey of P. Anthony Chapdelaine, Jr., dated 12-16-83.

Tract I and Tract II: Being the same property conveyed to Inez Garner by Deed of record in Book 3183, page 373, Register's Office for Davidson County, Tennessee, and in Book 130, page 537, Register's Office for Robertson County, Tennessee.

Inez Garner

INEZ GARNER, WIDOW

5 6 1 2 2

IDENTIFICATION REFERENCE

AUG 14 3 07 PM '87

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 1 1 2 2

IDENTIFICATION REFERENCE

AUG 14 3 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05822