# WARRANTY DEED

| :Address New Owner(s) :As Follows: | : Send Tax Bills To: | : Map Parcel Numbers : |
|---|---|---|
| :979 Hitt Lane :Goodlettsville, :County of Davidson :State of Tennessee | : Same | : Map: 25 : Parcel Part 3 |

THIS INDENTURE, made this 3rd day of January, 1994 between **Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant,** of the County of Lee, State of Florida, and **Ruby May Grant** of the County of Davidson, State of Tennessee, an unremarried widow, of the one part, and **Archie T. Grant, III,** of the other part.

WITNESSETH, that Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration to them in hand paid by Archie T. Grant, III, the receipt of which is acknowledged, hereby sells and conveys unto the said Archie T. Grant, III and his heirs and assigns forever the certain tract of lands situated and being in Davidson County, Tennessee, subject to the reservations hereafter stated:

Land in the 10th Civil District of Davidson County, Tennessee, located northerly from the City of Goodlettsville, being tract No. 2 of the James T. Adamson, Jr., farm, as surveyed by L. B. Petty, Surveyor, February 6, 1960, and described as follows, to wit:

From a point, being the southerly point on the north margin of Hitt Road of tract conveyed to William H. Gore, Jr., and wife, by deed from James T. Adamson, Jr., and wife, Annette B. Adamson, as of record in Book 3066, page 290, Register's Office for said County; running thence, with the said margin of Hitt Road, South 51° West 8.4 poles to a point in said margin; thence South 60° 45' West 45.96 poles to the point of beginning, being a corner of the tract conveyed to Tommie B. Jackson and wife, by deed from James T. Adamson and wife, of record in Book 3030, page 433, said Register's Office; thence North 1.5 poles with Jackson's line to a post in the fence west of a gate; thence South 74° West with said line 14.8 poles to the South edge of a 2 foot hackberry tree; thence South 52° 30' West 7.9 poles, with said line to a stake 22 feet west of Iron pin; thence, with said Jackson's line South 80° West 39.24 poles to an iron pin in the fence; thence North 68° 50' West, with said line 12.54 poles, to an iron pin in a fence below the barn; thence North 64° 20' West 24.24 poles, with said line to an iron pin; thence North 85° 42' West 34.84 poles with said line, to an iron pin and the point of beginning; thence North 10° 00' East 30.0 poles to a stake; thence with said line, South 74° 30' East 90 poles to a stake; thence, with said line, South 87° 07' East 17.78 poles to a stake; North 77° 30' East 24.2 poles, with said Gore's line, to a point in said line; thence 00° 00' 18.2 poles to the point of beginning, being located 1.5 poles north of the gate, containing 20 acres, more or less.

**SUBJECT TO:**

1. Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant reserve to themselves, as Joint Tenants with full rights of survivorship, the exclusive possession, use, and enjoyment of the above granted parcel of land, including the rents, issues and profits, for and during the natural lifetime of said Archie T. Grant, Jr., his wife, Ruby Jean Grant, and Ruby May Grant.

2. Archie T. Grant, Jr., and Ruby Jean Grant, his wife, reserve a 60' wide ingress and egress easement unto themselves, their heirs, successors and assigns, lying along an existing dirt road, lying 30' on both sides of the centerline which is described as follows:

From the point as indicated in the above description, said point also being a post in the fence west of a gate and on the Jackson-Grant common property line, thence North 0° 00' 3.0 poles to a point, being the approximate centerline of a dirt road; thence South 83° 00' West 43.6 poles to a point; thence North 74° 30' West 90 poles to a point, being the end of the easement.

Being part of the same property conveyed to James T. Adamson, Jr., and wife, Annette B. Adamson, by deed from Thomas J. Hudson and wife, Polly Hudson, of record in Book 2692, page 138, Register's Office for Davidson County, Tennessee; and also is part of the same property conveyed to Archie T. Grant Sr. and Archie T. Grant, Jr. by deed from James T. Adamson, Jr. and wife, Annette B. Adamson, of record in Book 3070 at page 549, Register's Office for said County. Archie T. Grant Sr. died testate on May 2, 1992 leaving a Last Will and Testament of record in Will Book 179 at page 656, Register's office of Davidson County, Tennessee (the "Will"). The Will devised Archie T. Grant's undivided fifty percent (50%) interest in an to the above granted parcel to his wife, Ruby May Grant.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in any wise appertaining to the said Archie T. Grant, III and his heirs and assigns forever; and the said Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for their heirs and representatives do covenant and agree with the said Archie T. Grant, III, and his heirs and assigns, that they are lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrances; that they have good right to sell and convey the same to Archie T. Grant, III as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

In witness whereof, the said parties have set their hands and affixed their seals the day and year above written.

Signed in the presence of:

As to Archie T. Grant:

Jean A. Billings
Print Name: Jean A Billings
Witness

Timothy N. Bailey
Print Name: Timothy N. Bailey
Witness

As to Ruby Jean Grant:

Jean A. Billings
Print Name: Jean A. Billings
Witness

Timothy N Bailey
Print Name: Timothy N. Bailey
Witness

As to Ruby May Grant:

John Beaver
Print Name: JOHN BEAVER
Witness

Sharon Scott
Print Name: Sharon Scott
Witness

Archie T. Grant, Jr.
ARCHIE T. GRANT, JR.
Address: 1302 Melaleuca Ln
Fort Myers Fla 33901

Ruby Jean Grant
RUBY JEAN GRANT
Address: 1302 Melaleuca Ln.
Ft. Myers, Fla. 33901

Ruby May Grant
RUBY MAY GRANT
Address: 2110 Westwood Ave.
Nashville, Tenn 37212

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by Archie T. Grant, Jr. joined by his wife, Ruby Jean Grant, who signed this instrument willingly, on December 20, 1993, and who are personally known to me or ~~have produced~~ X X X as identification.

My Commission Expires: Notary Public State of Florida at Large My Commission Expires Oct. 22, 1995

Kristin G. Cannestra
Notary Public, State of Florida
Print name: Kristin G. Cannestra

Commission No.: CC146464

(SEAL)

STATE OF TENNESSEE

COUNTY OF Davidson

The foregoing instrument was acknowledged before me by Ruby May Grant, an unremarried widow, who signed this instrument willingly, on December 29, 1993, and who is personally known to me ~~or has~~ produced X X X as identification.

My Commission Expires: JANIE WOODRUFF Notary Public, State of Tennessee Residing in Davidson County Commission Expires May 24, 1997

Janie Woodruff
Notary Public, State of ~~Florida~~
Print name: Janie Woodruff

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Archie T. Grant III
Archie T. Grant, III, Affiant

Subscribed and sworn to before me this 29th day of December, 1993.

Joan Simpson
Notary Public

My commission expires:

1-27-1996

This instrument was prepared by:
James E. Moore III
Suite 2
1625 West Marion Avenue
Punta Gorda, Florida 33950

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Archie T. Grant, Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Jan 1994.

B. Edmund
Deputy Register

4698 01/03 0101 03CHECK 116.60

02962
IDENTIFICATION REFERENCE

94 JAN -3 AM 10:49

REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9206 PAGE 673

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 28000.00 |
| | | | CON TX | 103.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 116.60 |
| | | | CHECK | 116.60 |
| 01/03/94 | 01 | | 10:49 0001 | 4698 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02962

IDENTIF. & REFERENCE

94 JAN -3 AM 10:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 740735