# WARRANTY DEED

BOOK 9500 PG 815

"Corrected" RE-RECORD

BOOK 9505 PG 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Mary Jo Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 100 East Vine Street, Suite 120, Murfreesboro, TN. 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy R. Roberts (NAME) | CAVALRY BANKING, (NAME) | MAP 23 |
| 5449 Lickton Pike (ADDRESS) | 114 West College Street (ADDRESS) | PARCEL 85 |
| Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP) | Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP) | 10TH CIVIL DIST. |

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, Frank A. Hardin and wife, Elizabeth D. Hardin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Roberts and wife, Mary Jo Roberts

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:

TRACT I:
Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Frank Thurston, Surveyor No. ~~728~~ 728, To find the beginning point you must start at a point to the Easterly margin of Lickton Pike being the common corners of the Dorris tract recorded in Book 3255, page 140, Register's Office for said County, and the Melton tract recorded in Book 4488, page 774, Register's Office for said County, and continuing with said common line South 54 deg. 42' 18" E 171.08 ft. to the NE corner of the herein described property where a 2 inch pipe was found. Beginning at said point thence S 85 deg. 25" 00" E 288.24 ft. to a point; thence S 11 deg. 52' 37" W 45.30 ft. to a point, thence S 33 deg. 02' 34" W 377.79 ft. to a point; thence N 68 deg. 03' 17" W 230.27 ft. to a point, thence N 17 deg. 55' 17" E 98.56 ft. to a point, thence N 30 deg. 02' 17" E 48.79 ft. to a point, thence N 28 deg. 11' 41" E 183.79 ft. back to the point of beginning.

TRACT II:
Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Frank Thurston, Surveyor No. 728. Beginning at a point in the easterly margin of Lickton Pike, being the common corners of the Dorris Tract as recorded in Book 3255, page 140, Register's Office for said County, and the Melton tract as recorded at Book 4488, page 774, Register's Office for said County, and continuing with the common line of both tracts S 54 deg. 42' 18" E 171.08 ft. to a point, thence N 28 deg. 11' 41" E 183.79 ft. to a point, thence N 00 deg. 01' 38" E 34.69 ft. to a point, thence N 12 deg. 12' 41" W 17.64 ft. to a point, thence N 22 deg. 16' 25" W 188.24 ft. to the south margin of Lickton Pike, thence continuing with Lickton Pike 41.24 ft. back to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5449 Lickton Pike, Goodlettsville, Tennessee 37072
(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 our hand s this 20th day of October 19 94

Frank A. Hardin

Elizabeth D. Hardin

RE-RECORD

BOOK 9500 PG 816

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 9505 PG 779

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank A. Hardin and wife, Elizabeth D. Hardin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 20th day of October, 19 94.

Commission expires 3-21-98

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

IDENTIFICATION REFERENCE
RE-RECORD
REGISTER
DAVIDSON COUNTY, TN.

04271

2815 10/31 0101 03CHECK
12.00

RE-RECORD

BOOK 9505 PG 780

BOOK 9500 PG 817

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Frank A. Hardin and wife, Elizabeth D. Hardin by deed from Daisy E. Melton, single, of record in Deed Book 7308, Page 47, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7311, Page 529, and Deed Book 6721, page 928, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

1031 10/25 0101 03CHECK 360.80

02464
IDENTIFICATION REFERENCE

94 OCT 25 AM 8:45

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.