BOOK 10040 PG 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cary Clay Sandidge	Hodges and Fooshee Bankers, Inc.	MAP 16
(NAME)	(NAME)	
2565 Crocker Springs Road	1749 Mallory Lane # 240	PARCEL 237
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (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, James C. Ard, III and wife, Carter H. Ard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cary Clay Sandidge and wife, Donna Sandidge

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 the 10th Civil District of Davidson County, Tennessee, BEING Tract No. 10 on a survey by Ray G. Cole, Registered land Surveyor, No. 924, dated November 25, 1987, as follows:

BEGINNING at an existing iron pipe, the most southwest corner of this tract, and being a corner to F.W. Gray and D.B. Luster, and being a corner to Tract 11 this survey; thence, with the line of said Tract 11 N.29 deg. 14 min. 32 sec. W. 1160.79 feet to an iron pin set, corner to said Tract 11; thence, continuing with the line of said Tract 11, N. 18 deg. 39 min. 20 sec. E. 130.45 feet to an iron pin set, corner to said tract 11 in the westerly margin of a 50-foot right-of-way access easement; thence, with the margin of said easement for the next four calls as follows: S. 20 deg. 41 min. 45 sec. E. 61.12 feet, S. 47 deg. 48 min. 26 sec. E. 157.75 feet, N. 89 deg. 16 min. 18 sec. E. 398.27 feet, and S. 85 deg. 19 min. 59 sec. E. 205.69 feet to an iron pin set in the margin of said easement, and being a corner to Tract 9 this survey; thence, leaving said access easement and with the line of said Tract 9, S. 22 deg. 09 min. 47 sec. E. 693.32 feet to an iron pin set, corner to said Tract 9 and being a corner to said F.W. Gray; thence, with the line of said Gray S. 56 deg. 13 min. 57 sec. W. 574.95 feet to the beginning, containing 13.32 acres, more or less.

BEING the same property conveyed to James C. Ard, III and wife, Carter H. Ard by deed from Robert E. Newlin, a single man, of record in Book 7604, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement For Roadways and Easements of record in Book 7604, page 194, Register's Office for Davidson County, Tennessee.

( ) unimproved ( ) improved (X) property, known as 2565 Crocker Springs Road, Goodlettsville, TN 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 2nd day of May 19 96

James C. Ard, III

Carter H. Ard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10040 PG 70

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James C. Ard, III and wife, Carter H. Ard

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 Goodlettsville, Tennessee, this 2nd day of May, 19 96

Commission expires 4-27-99

Notary Public

NOTARY PUBLIC 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 _____ 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_____ .

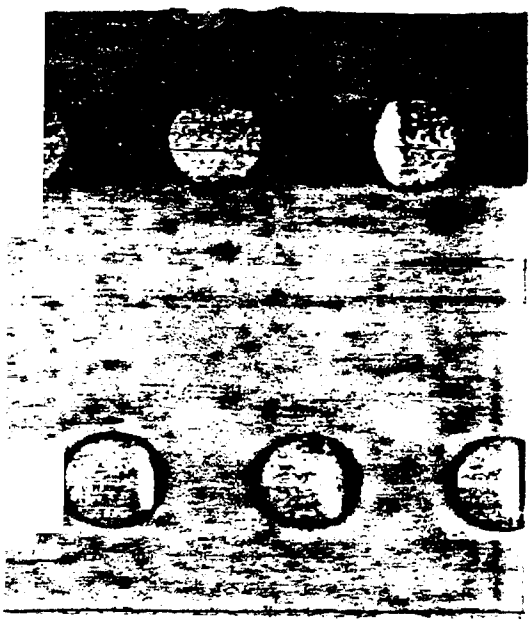
My commission expires _____

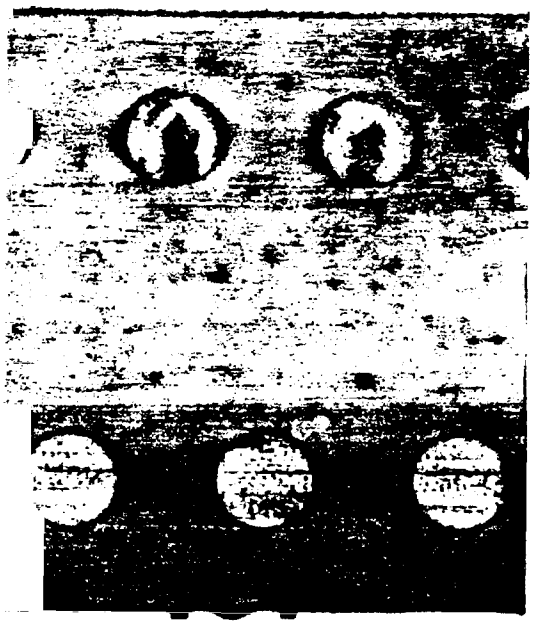
Notary Public

IDENTIF. 4 REFERENCE

96 MAY -6 AM 8:57
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

96 05 06 0:01 32CHECK 841.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 71

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
224900.00
CON TX 832.13
PRFEE 1.00
WDEED 8.00
TOTAL 841.13
CHECK 841.13
05/06/96 01 08:59 0001 8202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0178647

96 MAY -6 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036222