Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 10355 PG 379

ADDRESS NEW OWNER:
Patricia Ann Parker
109 Kennett Road
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 54-10
PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter D. Vandegrift Jr. and wife, Patricia A. Vandegrift, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia Ann Parker hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

Being Lot No. 140, previously shown as "Reserved Parcel A" on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northeasterly margin of Kennett Road, common corner of Lots 140 and 139; thence with the line between said two lots North 46 deg. 36' East 400.2 feet to the rear line of Lot 140; thence with said rear line, a broken line, South 55 deg. 39' East 49.7 feet; South 6 deg. 16' East 79.9 Feet; and South 55 deg. 19' East 48.0 feet, to the common rear corner of Lots 140 and 141; thence with the line between said two lots, South 54 deg. 35' West 386.3 feet to a point in the Northeasterly margin of Kennett Road; thence with said margin, Northwesterly 120.0 feet to the point of beginning.

TRACT II

LAND lying and being in Davidson County, Tennessee and described according to an unrecorded survey made by Cummings and Associates, July 25, 1983 described as follows to wit:

BEGINNING at the northeast corner of Lot 140 on the Plan of Brandywine Farms, Section IV as of record in Book 3700, Page 108, Register's Office for Davidson County, Tennessee; thence South 6 deg. 16' 00" East 79.9 feet to a concrete monument; thence North 1 deg. 27' 04" East 72.61 feet to a point; Thence North 50 deg. 25' 00" West 14.0 feet to an iron pin; thence South 6 deg. 16' 00" East 2.10 feet to a concrete monument the point of beginning.

Being the same property conveyed to Walter D. Vendegrift, Jr. and wife, Patricia A. Vandegrift, by deed from Julia R. Franklin of record in Book 6660, Page 669, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Restrictive covenants of record in Book 3816, Page 544, amended in Book 3822, Page 851, and made applicable in Book 4102, Page 870, Register's Office, Davidson County, Tennessee.

Subject to Plan of record in Book 3700, Page 108, Register's Office, Davidson County, Tennessee.

This is improved property known as 109 Kennett Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title

and interest thereto belonging to the said Patricia Ann Parker, her heirs and assigns, forever; and we, Walter D. Vandegrift Jr. and wife, Patricia A. Vandegrift 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 18th day of February, 1997.

Walter D. Vandegrift Jr.

Patricia A. Vandegrift

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter D. Vandegrift Jr. and wife, Patricia A. Vandegrift the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of February, 1997.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires 5-23-98

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 400,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
My Commission Expires:

My Commission Expires 5-23-98

8464 02/21 0101 03CHECK 1489.00

97 FEB 21 PM 12:05

DAVIDSON COUNTY TN

02749841

IDENTIFICATION REFERENCE



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 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	400000.00
			CON TX	1480.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1489.00
			CHECK	1489.00
02/21/97	01		10:10 0001	8464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274984
IDENTIF. & REFERENCE

97 FEB 21 [illegible]
DAVIDSON COUNTY, TN.

No. 1118905