mail

9.25

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10993 PG 482

OUR FILE NUMBER: R-7301

MAP/GROUP/PARCEL
009-00-0/182.00

NEW OWNER'S NAME AND ADDRESS:
7805 Strawberry Hill Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Charles M. Farrar, a married man, and Curry Alan Galloway, a married man, hereinafter called Grantors, do hereby transfer and convey unto Jennifer L. George, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is unimproved property commonly known as 7805 Strawberry Hill Road, Goodlettsville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 7696, Page 836, Register's Office for Davidson County, Tennessee.

GRANTORS are both married, however, neither the Grantors nor any member of their family has occupied said real property as homestead. Property was purchased by Grantors as investment property only.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with ~~grantee~~ that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles M. Farrar

Curry Alan Galloway

5026 06/26 0101 03CHECK 165.00

0455384
IDENTIF. + REFERENCE

98 JUN 26 AM 10:11
FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

BOOK 10993 PG 483

EXHIBIT A

LOT NO. 2 ON THE PLAN OF MITCHELL ERICKSON SUBDIVISION OF RECORD IN BOOK 6200, PAGE 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF STRAWBERRY HILL ROAD, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ARTHUR H. ALLEN, JR., BY DEED OF RECORD IN BOOK 4257, PAGE 896, OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE;

THENCE, WITH THE SOUTHERLY MARGIN OF STRAWBERRY HILL ROAD, ALONG A CURVE TO THE RIGHT (I=23 DEGREES 55 MINUTES 04 SECONDS; R=173.95 FEET) A DISTANCE OF 72.61 FEET TO AN IRON PIN;

THENCE NORTH 47 DEGREES 29 MINUTES 20 SECONDS EAST, 223.27 FEET TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT (I=21 DEGREES 36 MINUTES 45 SECONDS; R=548.91 FEET) A DISTANCE OF 207.05 FEET TO AN IRON PIN;

THENCE NORTH 25 DEGREES 52 MINUTES 37 SECONDS EAST, 220.49 FEET TO AN IRON PIN;

THENCE ALONG A CURVE TO THE LEFT (I=03 DEGREES 30 MINUTES 25 SECONDS; R=891.13 FEET) A DISTANCE OF 54.54 FEET TO AN IRON PIN;

THENCE, LEAVING SAID ROADWAY, SOUTH 49 DEGREES 45 MINUTES 19 SECONDS EAST, 351.52 FEET TO AN IRON PIN;

THENCE, FOLLOWING ALONG A DRAINAGE CREEK, SOUTH 43 DEGREES 12 MINUTES 14 SECONDS WEST, 313.86 FEET TO AN IRON PIN;

THENCE, SOUTH 48 DEGREES 09 MINUTES 20 SECONDS WEST, 200.16 FEET TO AN IRON PIN;

THENCE, SOUTH 38 DEGREES 17 MINUTES 05 SECONDS WEST, 175.45 FEET TO AN IRON PIN;

THENCE, SOUTH 81 DEGREES 54 MINUTES 31 SECONDS WEST, 83.54 FEET TO AN IRON PIN;

THENCE, NORTH 54 DEGREES 10 MINUTES 29 SECONDS WEST, 198.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4.60 ACRES, MORE OR LESS.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles M. Farrar and Curry Alan Galloway, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $40,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10993 PG 486

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	165.00
			CHECK	165.00

06/26/98 01 10:11 0001 6026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455384
IDENTIF. ↑ REFERENCE

98 JUN 26 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311828