BOX 1

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 1998. Notary Public MY COMMISSION EXPIRES: February 19, 2002. (AFFIX SEAL)

BOOK 11230 PAGE 400

NOTARY PUBLIC AT LARGE GEORGIA TENNESSEE STAFFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite [illegible], Antioch, TN 37013 615-319-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward R. Fann	OWNER	**181-121**
(NAME)	(NAME)	
6228 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Jesse A. Randolph and wife Pauline Randolph**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward R. Fann, married**, 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 5th Civil District of Davidson County, Tennessee, according to a survey made by E.L. Miller, Jr., and Co. dated December 21, 1972, more particularly described as follows:

Beginning at a point in the easterly margin of Pettus Road, said point being 5891 feet more or less to the margin of Nolensville Road; thence south 78 degrees 05 minutes east 689.0 feet to an iron pin; thence north 8 degrees 55 minutes east 150.0 feet to a point; north 6 degrees 30 minutes east 75.0 feet to a point in fence; thence north 82 degrees 15 minutes west 667.0 feet to a point in the east margin of Pettus Road; thence along the easterly margin of Pettus Road south 13 degrees 55 minutes west 175.0 feet to the point of beginning, said tract of land containing 3.08 acres, more or less.

Being the same property conveyed to Jesse A. Randolphand wife Pauline Randolph by deed of record in Book 5549, Page 152, Register's Office for County, Tennessee.

This instrument is executed on behalf of Pauline Randolph by Michael L. Randolph as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10697, Page 838 and 839, in the Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **6228 Pettus Road, Antioch, TN 37013**
(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 my/our hand(s) this 30th day of November, 1998.

Jesse A. Randolph

Jesse A. Randolph

Pauline Randolph by Michael L Randolph POA

Pauline Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jesse A. Randolph, married the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1998.

NOTARY PUBLIC AT LARGE TENN. CLAIBORNE CO.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this November 30, 1998 before me personally appeared Michael L. Randolph, the person who executed the foregoing instrument on behalf of Pauline Randolph, and acknowledged that she executed the same as the free act and deed of the said Pauline Randolph, through Power of Attorney granted Michael L. Randolph, by the said Pauline Randolph.

NOTARY PUBLIC AT LARGE TENN. CLAIBORNE CO.

Notary Public

Commission Expires:

My Commission Expires 2-19-2002

0519393
IDENTIFICATION REFERENCE

98 DEC -2 AM 11:18
REGISTER
DAVIDSON COUNTY, TN.

4283 12/02 0101 03CHECK 436.50

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

RECEIVED OF _____

FOR _____

BOOK 11230 PAGE 402

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	436.50
			CHECK	436.50
		12/02/98	01	11:19 0001 4283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 19393
IDENTIFICATION REFERENCE

98 DEC -2 AM 11:

REGISTER
DAVIDSON COUNTY, TN

No. 1379308