503

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200001060002135 Page: 1 OF 3
REC'D FOR REC 01/06/2000 4:10:01PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $220.15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NO CONSIDERATION

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF January 20 00

Notary Public

MY COMMISSION EXPIRES: 5-9-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas J. Russell (NAME)	Southeastern Mortgage of (NAME)	30-42
3590 Bear Hollow Road (ADDRESS)	115 29th Avenue South (ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, David Wayne Gafford and Patricia Fields, heirs-at-law of Jewel Gafford and David Wayne Gafford, Co-Executor and Patricia Fields, Co-Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas J. Russell

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 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a stake four poles North of the branch below the old ice house, at a corner of the Shane-Porter tract; thence with its West boundary s 4 deg. West 1000 feet to an old marked black oak in Semores line, now Carrius line; thence with said line North 86 deg. W 1230 feet to a point in a hollow beech pointer; thence with the meanders of said hollow N 4 deg. E. 200 feet; thence N 17 deg. E. 150 feet; thence N. 180 feet to the center of Bear Branch; thence N. 83 deg. E. 50 feet; thence N 52 deg. E. 50 feet; thence E. 25 deg. E. 163 feet; thence N. 55 deg. E. 100 feet; thence E. 50 feet; thence S. 65 deg. E. 150 feet; thence S. 68 deg. E. 100 feet; thence N. 65 deg. E. 375 feet; thence N. 80 deg. E. 312 feet to the beginning, containing 21 8/10 acres, more or less.

INCLUDED in the above description, but expressly excluded therefrom is the following described property:

PARCEL 1: The easterly seven (7) acres, more or less, of the land conveyed to Elsie McGuire by deed from J. E. Fox as of record in Book 3177, page 351, Register's Office for Davidson County, Tennessee, being in the 14th Civil District of Davidson County and described as follows:

BEGINNING at a telephone pole located at the Bear Branch on my extreme northeast corner; thence in a southerly direction 781 feet, more or less, along my East boundary line and extending to my extreme southeast corner; thence westerly along the fence row on my southern boundary line 363 feet,

CONTINUED

unimproved ( )
This is improved (X) property, known as 3590 Bear Hollow Road, Whites Creek, Tennessee 37189
(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 5th day of January 20 00

David Wayne Gafford
David Wayne Gafford

Patricia Fields
Patricia Fields

LEGAL DESCRIPTION CONTINUATION

more or less, to a stake; thence northerly 781 feet, more or less, to the well house on my northern boundary line; thence along my northern boundary line 363 feet, more or less, to the point of beginning.

PARCEL 2: BEGINNING at the extreme southwest corner of the tract of land conveyed to W. H. McGuire and wife, Elise McGuire by deed of record in Book 3177, page 351, Register's Office for Davidson County, Tennessee; thence along the southern boundary of said tract of land 450 feet in an easterly direction to a point; thence northerly 586 feet to an iron stake; thence in a westerly direction 142 feet to the center of a creek to Adcock's boundary; thence southwesterly along the center of said Creek 100 feet to a point in the corner of said creek; thence 460 feet southerly to the point of beginning.

BEING the same property conveyed to Jewel Gafford and wife, Emma Ernestine Gafford by deed from the Heir-at-Law of Elsie McGuire: Nettie Lee Moses, Marvin Adcock, Sr, Lewis Adcock, Sr., T. R. Adcock, Violet Homes, Zelma Newlin, Verlene Moss, Hilda Cripps, S. M. Lankford, Dorothy Bumpus, C. B. Lankford, Sarah Reding, Frances Nolen, Julia Swindell, Elise Walker, Jean Cagle, E. N. Lankford, Kay Floyd, Elaine Williams, Wanda Clark, Lester (Buddy) Parker, Maxine Brown, Nellie Duke, Arche Adcock, Thelma Denny and Hubert (Buck) Adcock, of record in Book 5859, page 976, Register's Office for Davidson County, Tennessee. The said Jewel Gafford having since died, predeceased by Emma Ernestine Gafford, property is now vested in David Wayne Gafford and Patricia Fields, as devisees and under the Will of Jewel Gafford of record on Probate Docket 99P-1581, Probate Court Clerks Office, Davidson County, Tennessee.

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 David Wayne Gafford and Patricia Fields, heirs-at-law of Jewel Gafford and David Wayne Gafford, Co-Executor and Patricia Fields, Co-Executrix

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 Nashville, Tennessee, this 5th day of January, 19 00.

Commission expires 5-14-03

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