Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200001110003637 Page: 1 OF 3
REC'D FOR REC 01/11/2000 9:40:07AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:
Joyce Hamblen, Trustee
5450 John Hagar Road
Mt. Juliet, TN 37122

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Wilson County:
Map 97
Part of Parcel 50
Davidson County:
Map 98
Parcel 128
FB#: 4D-15325

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, **Wilma Joyce Hamblen and Annice Faye Hamblen Donnell, Co-Executors of the Estate of Rosie Lee Sullivan Hamblen,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joyce Hamblen, as Trustee for the benefit of Joyce Hamblen, Sonja Hamblen Stewart, and Melanie Hamblen Brewer, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

> SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
>
> Being a part of the same property conveyed to W. C. Hamblen by virtue of a deed from Mrs. Annie Charlton and E. Murray Charlton, as of record in Deed Book 99, page 295, and to W. C. Hamblen and wife, Rosie S. Hamblen, by deed creating a tenancy by the entireties, as of record in Deed Book 321, page 67, Register's Office for Wilson County, Tennessee. The said W. C. Hamblen predeceased Rosie S. Hamblen and the Grantors are the Co-Executors under the Last Will and Testament of Rosie Lee Sullivan Hamblen, deceased, as of record in Will Book A-12, page 348, Probate Clerk's Office for Wilson County, Tennessee. Rosie S. Hamblen and Rosie Lee Sullivan Hamblen were one and the same.

This is unimproved property known as 9.93 acres John Hagar Road, Mt. Juliet, Tennessee 37122.

This conveyance is made subject to all easements of record or which a visual inspection of the property would reveal. The Grantors hereby impose the following restrictions upon the property:

1. There shall be no mobile homes, house trailers or manufactured homes placed upon the property.
2. There shall be no chicken or swine farming conducted upon the property.
3. There shall be no commercial or industrial operations conducted upon the property.

Property taxes for the current year have been settled between the parties and will be paid by the Grantors.

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 hands this 23rd day of December 1999.

Wilma Joyce Hamblen, Ex.
WILMA JOYCE HAMBLEN, Executor

Annice Faye Hamblen Donnell, Ex.
ANNICE FAYE HAMBLEN DONNELL, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wilma Joyce Hamblen and Annice Faye Hamblen Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Rosie Lee Sullivan Hamblen, deceased, that they are authorized to execute this instrument on behalf of the Estate, and that they as such Co-Executors executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 23rd day of December 1999.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $74,396.69.

AFFIANT

Subscribed and sworn to before me this 23rd day of December 1999.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

EXHIBIT "A"

Being a portion of the Rosie S. Hamblen Estate Property, said property being a tract or parcel of land lying in the 25th Civil District of Wilson County, Tennessee and the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin in the northerly margin of John Hagar Road, said pin also being the southeast corner of the Joyce Hamblen property as of record in Deed Book 431, page 909, Register's Office for Wilson County, Tennessee; thence leaving said margin of said road and running with the east boundary of the Joyce Hamblen property, North 09° 45' 03" West 375.25 feet to an iron pin, said point being the northeast corner of the Joyce Hamblen property; thence with the north boundary of the Joyce Hamblen property, South 67° 41' 55" West 375.29 feet to an iron pin, said point being the northwest corner of the Joyce Hamblen property; thence with the east boundary of the Joyce Hamblen property, South 10° 03' 05" East 374.43 feet to a point in a fence line forming the south boundary of the tract herein described, said point being the southwest corner of the Joyce Hamblen property; thence running with the boundary line fence as follows: South 72° 11' 16" West 239.00 feet to a post; thence South 72° 41' 46" West 114.97 feet to an iron pin in a fence line forming the west boundary of the tract herein described, said point being the southwest corner of the tract herein described; thence running with the boundary fence line as follows: North 12° 06' 38" East 164.03 feet to a post; thence North 12° 58' 22" East 76.04 feet to an iron pipe; thence South 78° 19' 19" East 2.97 feet to an iron pin; thence North 11° 58' 09" East 91.30 feet to an iron pin; thence North 16° 32' 13" East 111.89 feet to a post; thence North 10° 27' 30" East 238.93 feet to a post; thence North 9° 11' 02" East 162.18 feet to an iron pin; thence North 13° 54' 07" East 105.86 feet to a post; thence North 16° 12' 17" East 122.20 feet to a post; thence North 14° 40' 22" East 231.09 feet to an iron pipe, said point being the northwest corner of the tract herein described; thence leaving the boundary line fence and running South 75° 19' 21" East 302.28 feet to a point, said point being the northeast corner of the tract herein described; thence South 09° 29' 38" East 937.65 feet to a point in the northerly margin of John Hagar Road, said point being the southeast corner of the herein described tract; thence with the northerly margin of John Hagar Road, South 71° 50' 01" West 60.00 feet to the point of beginning, and containing 9.93 acres, more or less, and being described by a survey dated June 5, 1998 by Crockett Surveying, Tennessee Registration No. 1394, 427 Park Avenue, Lebanon, Tennessee 37087.

State of Tennessee, County of WILSON
Received for record the 03 day of
JANUARY 2000 at 8:00 AM. (REC# 65375)
Recorded in official records
Book 805 pages1121-1123
State Tax $ 275.27 Clerks Fee $ 1.00,
Recording $ 14.00, Total $ 290.27,
Register of Deeds JOHN B SPICKARD
Deputy Register DARLA WHITT