Instr:200001250008061 Page: 1 OF 2
REC'D FOR REC 01/25/2000 9:43:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2000

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

MY COMMISSION EXPIRES: 4-22-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cameron Escrow, LLC, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bunyan L. Rudd (NAME)	Bunyan L. Rudd (NAME)	MAP 175
8.49 Acres/Maxwell Road (ADDRESS)	330 Council Bluff Parkway (ADDRESS)	PARCELS 66, 73 &
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37127 (CITY) (STATE) (ZIP)	112

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, Mary C. Akins, Executrix/Sole Heir at Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bunyan L. Rudd and wife, Charlotte I. Rudd

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:

Located in the 2nd Civil District of Davidson County, Tennessee, described according to a property survey of Robert E. Francis, Registered Land Surveyor, dated July 11, 1974, as follows:

Bounded on the North by Maxwell Road and property of Eugene Poole (Deed Book 4330, Page 672); the East by property of Hittinger, property of Vaught and property of Eugene Poole (Deed Book 4330, Page 672); the South by property of formerly Smith (Deed Book 3537, Page 533); property of Odell Bennett (Deed Book 4787, Page 555); the West by property of formerly Holloway and fifteen foot access easement.

BEGINNING at a pin on the south margin of Maxwell Road, 25 feet from centerline of said road, being the NE corner of this tract, the NW corner of Poole property and five tenths of a mile, more or less, to Lavergne Couchville Pike; thence with south margin of said road, N 85 deg. 54' W 114.0 feet to a metal fence post by others; thence with east line of formerly Holloway S 0 deg. 05' E 649.5 feet to a pin at old fence corner; thence N 81 deg. 10' E 168.4 feet to old pin by others on the NW corner of Bennett property; thence with north line of Bennett S 63 deg. 27' E 192.4 feet to an old pin by others; thence S 12 deg. E 229.1 feet to a pin; thence S 23 deg. 30' W 412.0 feet to a pin in driveway on the NW corner of formerly Smith property; thence with north line of Smith, S 81 deg. 23' E 208.7 feet to a pin in west fence of Vaught property; thence with west fence of Vaught N 23 deg. 22' E 340.0 feet to a 7 inch dead Cedar (hacked) old marking in fenceline; thence continuing with west fence of Vaught N 22 deg. 50' E 334.4 feet to a pin by corner post; thence with west fence of Hittinger N 27 deg. 53' W 176.48 feet to a pin in fence line; thence with south line of Poole N 88 deg. 41' W 209.0 feet to a pin;

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8.49 Acres/Maxwell 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 hand this 14th day of January, 2000

Mary C. Akins

Mary C. Akins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Akins, Executrix/Sole Heir at Law

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of January, 2000.

Commission expires 4-22-01

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

thence with west line of Poole N 27 deg. 30' W 625.3 feet to the beginning, containing 8.49 acres, more or less.

Being the same property conveyed to Douglas B. Akins, Sr. by deed of record in Book 5059, Page 490; (the said Douglas B. Akins, Sr. is deceased leaving Mary C. Akins as Executrix will full power and Sole Heir at Law according to the Last Will and Testament of Douglas B. Akins, Sr. of record in Will Book 30, Page 259, Register's Office for Rutherford County, Tennessee and a Certified Copy of said Will being recorded simultaneously herewith), Register's Office for Davidson County, Tennessee.

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