47

Instr:200004030033130 Page: 1 OF 3
REC'D FOR REC 04/03/2000 3:25:52PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Barry N. Sullivan Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry N. Sullivan, Sr. (NAME)	New Owners (NAME)	MAP 12
7810 Old Springfield Pike (ADDRESS)	(ADDRESS)	PARCEL 198
Goodlettsville, TN 37072 (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, Patsy J. Martin, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry N. Sullivan, Sr. and wife, Kathy Sullivan

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:

TRACT NO. 3: BEING a certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, being located on the northeasterly margin of Old Springfield Highway, north of Shane's Fork Creek, a tributary to Mansker Creek, described as Tract No. 3 on the survey for William McClanahan by William C. Cockrill, Surveyor, License No. 1401, dated 3/16/95, and being more particularly described as follows:

BEGINNING at a point in the northeasterly margin of Old Springfield Highway, said point being N 24 degrees 27' 10" W, 316.14 feet from the centerline of Shane's Fork and being the southwesterly corner for the herein described tract, and proceeding as follows: thence, running with the northeasterly margin of said road, N 24 degrees 27' 10" W, 292.00' to a point; thence, leaving said margin of said road, N 62 degrees 32' 05" E, 857.65' to a point in the center of Mansker Creek; thence, running with the center of said creek for the next 3 calls: 1) S 28 degrees 05' 49" E, 107.73' to a point; 2) S 03 degrees 54' 11" W, 116.22' to a point; 3) S 33 degrees 26' 34" E, 180.08' to a point; thence, leaving the center of said creek, S 88 degrees 08' 01" W, 434.94' to a point; thence S 50 degrees 32' 50" W, 450.00' to the beginning, containing 5.14 acres, more or less.

INCLUDED in the above description is a non-exclusive Easement for the installation, upkeep and maintenance of utilities, of every kind and description, including but not limited to water lines, gas transmission lines, electric power lines, cable T.V. lines, and other utilities and the ingress

CONTINUED

unimproved ( )
This is improved (X) property, known as 7820 Old Springfield Pike, Goodlettsville, TN 37072
(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 30th day of March 2000

X Patsy J. Martin
Patsy J. Martin

and egress for same, said easement being more particularly described as follows, to-wit:

30 FOOT UTILITY EASEMENT: BEGINNING at a point in the center of Mansker Creek, said point being the common corner of Tract No. 2 and Tract No. 3 (the northeast corner of Tract No. 3 as hereinabove described) and proceeding as follows; thence, leaving the center of said creek and running with the common line of Tract No. 2 and Tract No. 3, S 62 degrees 32' 05" W, 155.7' to the actual point of beginning for the herein described easement; thence, leaving said common line, S 33 degrees 16' E, 168.9' to a point; thence, S 06 degrees 43' E, 103.7' to a point; thence, N 72 degrees 43' E, 126.6' to a point in the center of Mansker Creek; thence, with the center of said creek S 33 degrees 26' 34" E, 20.8' to a point; thence, leaving said creek, S 72 degrees 43' W, 133.1' to a point; thence, S 06 degrees 43' E, 31.0' to a point in the common line of Tract No. 3 and Tract No. 4, and said point being located S 88 degrees 08' 01" W, 169.6' from the center of Mansker Creek; thence with the common line of Tract No. 3 and Tract No. 4, S 88 degrees 08' 01" W, 20.1' to a point; thence, leaving said common line, N 06 degrees 43' W, 25.5' to a point; thence S 72 degrees 43' W, 10.2' to a point; thence, N 06 degrees 43" W, 122.5' to a point; thence N 33 degrees 16' W, 164.2' to a point in the common line of Tract No. 3 and Tract No. 3; thence, with said common line N 62 degrees 32' 05" E, 30.2' to the beginning, containing 11,839 square feet or 0.27 acres, more or less.

BEING the same property conveyed to Patsy J. Martin, a single woman, by deed from Trailmont Park, Inc., of record in Book 9651, Page 472, Register's Office for 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 Patsy J. Martin

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 Goodlettsville, Tennessee, this 30th day of March 2000

Commission expires 10-26-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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