file

THIS INSTRUMENT PREPARED BY
BERRY, OGLESBY & MORTON, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
David Lynn McFadden	5104 Russell Road	Owner	Williamson Co. Pt of Map 23
141 Baltusrol Rd.	Franklin, TN		Parcel 87.01
Franklin, TN 37069			Davidson Co. 177-00-0
			Parcel 038.00

Instr:200005040045309 Page: 1 OF 3
REC'D FOR REC 05/04/2000 4:10:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 ($160,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JAMES W. SIDDALL OR KATHLEEN P. SIDDALL, TRUSTEES OF THE SIDDALL JOINT REVOCABLE TRUST AGREEMENT DATED AUGUST 27, 1996, AND ANY AMENDMENTS THERETO AND SUCCESSORS IN TRUST** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **DAVID LYNN McFADDEN** (Grantee), his heirs and assigns, the following described tract or parcel of land situated in the 1st Civil District of Williamson County, Tennessee and the 9th Civil District of Davidson County, Tennessee, to-wit:

> BEGINNING at a point in the southerly right-of-way line of Old Harding Pike, said point begin the southeasterly right-of-way intersection of Old Harding Pike and Russell Road, and being the northeasterly corner of the herein described tract, thence, with the southerly right-of-way line of Old Harding Pike N 83° 12' 40" E, 331.05 feet to an iron rod, thence leaving said southerly right-of-way line with the westerly line of Dennis A. Gore, Jr. (Book 201, page 586) S 18° 52' 30" E. 108.40 feet to a steel post, thence, continuing S 25° 11' 35" E, 226.96 feet to a steel post, thence, S 15° 41' 37" E, 145.80 feet to a steel post, thence, S 26° 25' 47" E, 143.66 feet to a steel post, thence, S 15° 42' 12" E, 141.34 feet to a steel post, thence, S 26° 50' 37" W, 300.845 feet to an iron rod, thence leaving said westerly line with the northerly line of a 5.002 acre tract N 68° 00' 00" W, 606.50 feet to an iron rod located in the easterly right-of-way line of Russell Road, thence, leaving said northerly line with the easterly right-of-way of Russell Road and a curve to the left 63.30 feet, said curve having a central angle of 2° 58' 08", a radius of 1221.57 feet, and a chord of N 9° 34' 54" E, 63.29 feet to a point, thence, continuing N 8° 38' 47" E, 418.22 feet to a point, thence, N 7° 42' 27" E, 82.59 feet to a point, thence, with a curve to the left 94.83 feet, said curve having a central angle of 4° 36' 48", a radius of 1177.71 feet, and a chord of N 5° 04' 56" E, 94.80 feet to a point, thence, N 2° 57' 36" E, 63.06 feet to an iron rod and the point of beginning. Containing 460,381 square feet or 10.569 acres, the same more or less.
>
> Being part of the same property conveyed to James W. Siddall or Kathleen Siddall, Trustees of the Siddall Joint Revocable Living Trust Agreement dated August 27, 1996 by deed from Dennis A. Gore, Jr. et xu. of record in Book 1609, page 963, Register's Office of Williamson County, Tennessee and Book 10750, page 745, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of

said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 2000 which have been prorated as of date of deed and will be paid by Grantee when due; property is classified as Agricultural and under the provisions of TCA 67-5-1001, et seq., may be subject to rollback taxes which, if any, will be paid by Grantors; Greenbelt Application of record in Book 8866, page 969, Register's Office for Davidson County, Tennessee; easement for flow of South Harpeth River; rights of way for Old Harding Pike and Russell Road; all matters shown on survey prepared by Marty Cantrell, RLS 1638 dated August 14, 1997; restrictions or covenants running with the land as of record in Deed Book 1609, page 963, Register's Office of Williamson County, Tennessee and Book 10750, page 746, Register's Office of Davidson County, Tennessee; applicable building and zoning regulations; and all existing highway, roadway, and utility easements.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27 day of April, 2000.

JAMES W. SIDDALL

KATHLEEN P. SIDDALL

TRUSTEES OF THE SIDDALL JOINT REVOCABLE TRUST AGREEMENT DATED AUGUST 27, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **JAMES W. SIDDALL AND KATHLEEN P. SIDDALL, TRUSTEES OF THE SIDDALL JOINT REVOCABLE TRUST AGREEMENT DATED AUGUST 27, 1996,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained as such Trustees, but no further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27 day of April, 2000.

NOTARY PUBLIC

My commission expires:
2-28-2001

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

Sworn to and subscribed before me this the 28 day of April, 2000.

Notary Public

My commission expires:

2·28·2001



State of Tennessee, County of WILLIAMSON
Received for record the 28 day of
APRIL 2000 at 2:45 PM. (RECH 367593)
Recorded in official records
Book 1989 Pages 934- 936
Notebook 64 Page 15
State Tax $ 592.00 Clerks Fee $ 1.00,
Recording $ 14.00, Total $ 607.00,
Register of Deeds SADIE WADE
Deputy Register TARYN HOOTEN