# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,500.00

Mark W. Crossland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2000

Notary Public

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

Instr:200005170049569 Page: 1 OF 3
REC'D FOR REC 05/17/2000 12:02:23PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1041.55

**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 |
|---|---|---|
| Brenda K. Crossland (NAME) | Bank of America (NAME) | MAP 12 |
| 7979 Old Springfield Pike (ADDRESS) | 6200 Gateway (ADDRESS) | PARCEL 165 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Cypress, CA 90630-4842 (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, Charles William Pursley, Sr. and wife, D. Jean Pursley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda K. Crossland and husband, Mark W. Crossland

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:

BEING Lot No. 2 on the Plan of Bakers Fork Estates of record in Plat Book 6900, page 761, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an existing iron pin located in the westerly right-of-way of Old Dickerson Pike and marking the corner common to Lot No. 1 and this lot; thence, with said westerly margin, South 34 degrees 11 minutes 58 seconds East, 100.00 feet to an existing iron pin; thence, leaving said westerly margin, South 60 degrees 59 minutes 48 seconds West, 714.77 feet to an existing iron pin, thence, North 05 degrees 51 minutes 38 seconds West, 180.00 feet to an existing iron pin; thence, North 66 degrees 55 minutes 27 seconds East, 638.39 feet to the point of beginning, containing 2.08 acres, more or less.

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, Register's Office for Davidson County, Tennessee, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:

BEGINNING at an existing concrete monument located in the westerly right-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, Register's Office for Davidson County, Tennessee, and Lot No. 1; thence leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 degrees 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right-of-way margin of Old Dickerson

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 7979 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 our hand s this 15th day of May 2000

Charles William Pursley, Sr.

D. Jean Pursley

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 Charles William Pursley, Sr. and wife, D. Jean Pursley

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 Goodlettsville, Tennessee, this 15th day of May 2000.

Commission expires 10-25-03

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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Pike; thence, with said westerly margin South 34 degrees 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet, more or less.

Being the same property conveyed to Charles William Pursley, Sr. and wife, D. Jean Pursley by deed from Scotty E. Tobitt and wife, Ann Michelle Tobitt of record in Book 11005, Page 322, Register's Office for Davidson County, Tennessee.

X Charles William Pursley Sr.

X D. Jean Pursley