WARRANTY DEED

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Instr:200006090058045 Page: 1 OF 3
REC'D FOR REC 06/09/2000 2:50:19PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $92.87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,100.00

Tony R. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 11-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Tony R. Jenkins (NAME)	Tony R. Jenkins (NAME)	P/O MAP 100
Old Pond Creek Road (ADDRESS)	4461 Pond Creek Road (ADDRESS)	PARCEL 32
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Pegram TN 37143 (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, The Estate of Clara Lorene Maddy, Deceased, Earl C. Loftis, Co-Executor and Mary Louise Loftis Smith, Co-Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Jenkins

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:

Land located in Davidson County and being a 5.916 acres tract located on westerly margin of Old Pond Creek Road, described according to a survey by R. L. Montoya Land Surveying, Inc., dated March 28, 2000, Job No. 00-02-18 as follows:

Beginning at an iron rod in the west margin of Old Pond Creek Road, said point being the north west corner of parcel 67 on Metro Tax Map 100, and the easterly corner of parcel 32; Thence leaving said west margin along the northerly line of parcel 67 South 7 degrees 23 minutes 15 seconds West 99.98 feet to an iron rod; Thence, South 78 degrees 17 minutes 59 seconds West 566.46 feet to an iron rod in the north line of parcel 101; Thence, with said north line of parcel 101 South 78 degrees 17 minutes 59 seconds West 211.21 feet to an iron rod; Thence, South 89 degrees 00 minutes 54 seconds West 921.84 feet to an iron rod in the north line of parcel 15, said point being the south east corner of parcel 4; Thence, with said parcel 4 North 00 degrees 30 minutes 09 seconds East 400.51 feet to an iron rod in the south line of parcel 37, the north east corner of parcel 4, and the north west corner of this described tract; Thence, along the north line of this tract and the south line of parcel 37 and 71 North 83 degrees 26 minutes 48 seconds East 312.48 feet to to an existing iron rod; Thence, North 81 degrees 46 minutes 04 seconds East 105.00 feet to an iron rod; Thence, leaving the south line of parcel 71, South 6 degrees 34 minutes 30 seconds West 339.64 feet to an iron rod in the center of a 11 foot Ingress-Egress Easement; Thence, with said easement as follows: South 88 degrees 39 minutes 20 seconds East 4.21 feet to an iron rod; Thence, South 77 degrees 22 minutes 00 seconds East 94.65 feet to an iron rod; Thence, North 89 degrees 25 minutes 39 seconds East 191.51 feet to an iron rod; Thence, South 73 degrees 38 minutes 11 seconds East 119.18

CONTINUED

unimproved ( )
This is improved (X) property, known as Old Pond Creek Road, Pegram, TN 37143
(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 8th day of June, 2000

The Estate of Clara Lorene Maddy
By: Earl C. Loftis
Earl C. Loftis, Co-Executor

Attest: Mary Louise Loftis Smith
Mary Louise Loftis Smith, Co-Executor

LEGAL DESCRIPTION CONTINUATION

feet to an iron rod; Thence, South 87 degrees 27 minutes 36 seconds East 77.75 feet to an iron rod; Thence, North 71 degrees 00 minutes 27 seconds East 138.03 feet to an iron rod; Thence North 80 degrees 53 minutes 28 seconds East 99.68 feet to an iron rod; Thence North 60 degrees 59 minutes 05 seconds East 83.09 feet to an iron rod; Thence North 75 degrees 17 minutes 08 seconds East 94.17 feet to an iron rod; Thence, North 68 degrees 12 minutes 38 seconds East 154.50 feet to an iron rod in the west margin of Old Pond Creek Road; Thence with said margin South 76 degrees 34 minutes 17 seconds East 80.90 feet to the point of beginning, containing 5.916 acres more or less.

Being part of the same property conveyed to Earl C. Loftis and wife, Clara Lorene Loftis by deed from Fred Edward Childress and wife Christine Marie Childress, of record in Book 3186, Page 459, Register's Office for Davidson County, Tennessee. The said Earl C. Loftis having pre-deceased Clara Lorene Loftis. The said Clara Lorene Loftis now being Clara Lorene Maddy. Clara Lorene Maddy having died on October 19, 1999 in Davidson County, Tennessee. Earl C. Loftis and Mary Louise Loftis Smith executes this instrument as Co-Executors pursuant to The Last Will and Testament of Clara Lorene Maddy of record in Will Book 232, Page 331, in the Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Earl C. Loftis and Mary Louise Loftis Smith with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the The Estate of Clara Lorene Maddy the within named bargainor, and corporation, and that they as such Co-Executor and Co-Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Earl C. Loftis as such Co-Executor, and attesting the same by the said Mary Louise Loftis Smith as such Co-Executor.

Witness my hand and official seal at office at Goodlettsville, TN On this the 8th day of June, 2000 .

My commission expires 10-25-03 _____
Notary Public

NOTARY PUBLIC
AT
LARGE