WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/00 09:46 2pgs
Fees:11.00 Taxes:839.90

20000907-0088436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-1-04
(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
Carl Pitchford (NAME)	Legends Mortgage, Inc. (NAME)	MAP 9
7705 Wilkinson Road (ADDRESS)	1143 Columbia Avenue, #C-11 (ADDRESS)	PARCELS 36 & 39
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, Daryl T. King and wife, Susan G. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Pitchford and Mary Ellen Martin Husband and Wife

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 in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and as known as Job No. 84-237 as follows:

TRACT 4:
Beginning at an iron pin in the Westerly margin of Wilkenson Road at the Southeast corner of this tract and being 775.22 feet Northwardly from the Northern line of the John W. Kincor Property of record in Deed Book 5079, page 173, Register's Office for Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road S 87 deg. 41' 56" W 910.38 feet to an iron pin; thence N 02 degrees 27' 21" W 235.00 feet to an iron pin; thence N 87 degrees 41' 56" E 949.97 feet to an iron pin in the margin of said road; thence with the road the following calls:S 08 degrees 39' 42" W 44.84 feet to a point; thence S 06 degrees 45' 06" W 193.39 feet to the point of beginning, containing 5.01 acres more or less.

TRACT 4A:
Beginning at a point in the Easterly margin of Wilkenson Road, being N 87 degrees 41' 56" E 50.63 feet from the Southeast corner of Tract 4 described above; thence leaving said road N 87 degrees 41' 56" E. 20.62 feet to a point in the center of Sulphur Branch; thence with Sulphur Branch the following calls: N 11 degrees 45' 36" E. 65.37 feet to a point; thence N 22 degrees 21' 36" E 88.83 feet to a point; thence N 29 degrees 56' 36" E 107.43 feet to a point; thence leaving said branch S 87 degrees 41' 56" W 91.63 feet to a point in the margin of said road; thence with the road the following calls: S 08 degrees 39' 42" W 53.69 feet to a point; thence S 06 degrees 45' 06" W 184.59 feet to the point of beginning, containing 0.25 acres more or less.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 7705 Wilkinson Road, Joelton, TN 37080
(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 30th day of August, 2000

Daryl T. King

Susan G. King

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 Daryl T. King and wife, Susan G. King

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 30th day of August, 2000.

Commission expires 12/18/2001

Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

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

CONTINUATION FROM PAGE #1:

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

Being the same property conveyed to Daryl T. King and wife, Susan G. King by deed from Beverly Gail Felts, Unmarried, of record in Book 9308, Page 552, Register's Office for Davidson County, Tennessee.