Davidson County DEEDWARR
Recvd: 09/08/00 08:32 3pgs
Fees:15.00 Taxes:527.25
20000908-0088979

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER W. ANDERSON (NAME)	SAME (NAME)	MAP 45
5245 Little Marrowbone Rd (ADDRESS)	(ADDRESS)	PARCEL 10.00
Ashland City TN 37015 (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, WENDY E. SMITH, now being WENDY E. GREER AND HUSBAND, JERRY A. GREER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER W. ANDERSON, UNMARRIED

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 described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 5, 1983, and known as Job No. 83-179, as follows:

Beginning at an iron pin set in a fence line, said point of beginning being the southwest corner of this tract and also being in the northerly line of the Ronald E. Gossett land of record in Deed Book 4371, page 20, R.O.D.C. TN; thence with Gossett's line and a fence N 81 deg. 45' 52" E, 56.35 feet to an iron pin; thence continuing with Gossett's line S 79 deg. 08' 59" E, 429.46 feet to an iron pin; thence leaving Gossett's line and with the line of the James C. Dawson land the following calls N 42 deg. 20' 34" E, 37.89 feet to an iron pin; thence N 05 deg. 57' 17" W, 32.14 feet to an iron pin; thence N 04 deg. 11' 02" W, 94.01 feet to an iron pin in the fence; thence N 09 deg. 05' 14" E, 283.92 feet to an iron pin in a fence corner; thence with a fence in part S 84 deg. 48' 34" W 617.58 feet to a point in Little Marrowbone Creek; thence leaving the said Creek S 04 deg. 29' 02" W 233.61 feet to an iron pin set at a corner post; thence S 52 deg. 48' 16" E 120.00 feet to the point of beginning, containing 4.82 acres, more or less.

INCLUDED in this conveyance are any prescriptive easement rights of way to the public roadway, Little Marrowbone Road, as may run with the aforedescribed tract of land to the Grantor and predecessors in title.

No express representation is made as to Ingress and Egress to this property.

Being the same property conveyed to Kevin S. Smith and wife, Wendy Ekenstine Smith by deed of record in Book 7613, page 863, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 5245 LITTLE MARROWBONE ROAD, ASHLAND CITY, TN 37015
(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~~ our hand s this 6th day of September, 2000

Wendy E. Greer
WENDY E. GREER

Jerry A. Greer
JERRY A. GREER

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 WENDY E. SMITH, now being WENDY E. GREER AND HUSBAND, JERRY A. GREER

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 6th day of September, 2006.

Commission expires April 28, 2004

_____
Notary Public

LARRY E. CRAIG NOTARY PUBLIC AT LARGE STATE OF 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

LEGAL DESCRIPTION CONTINUATION

County, Tennessee; the said Kevin S. Smith having been divested out of his interest in and to subject property pursuant to Final Decree of Divorce, Docket No. 89D-1700, Fourth Circuit Court for Davidson County, Tennessee, of record in Book 8759, page 615, Register's Office for Davidson County, Tennessee; the said Wendy Eckenstine Smith having since married now being Wendy E. Greer.

JERRY A. GREER joins in this conveyance for the purpose of conveying any right, title, or interest, which he may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.