WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/10/00 11:33 3pgs
Fees:15.00 Taxes:412.55

20001010-0100479

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
James A. Rhea	AMSOUTH BANK	MAP 22
(NAME)	(NAME)	
5335 Whites Creek Pike	2050 Parkway Office Circle	PARCEL 149
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Birmingham, Alabama 35244	
(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, Clifford E. Webb and wife, Dorothy F. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Rhea and wife, Kimberly Anne Rhea

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 a tract of land lying in the 1st Councilmatic District of Davidson County, Tennessee, and being Parcel 149 of Tax Map 22 as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin found, said pin being in the Easterly right of way of Whites Creek Pike (U.S. 431) and being the Northwest corner of Lot 1, Gardner's One Lot Subdivision, as of record in Plat Book 8250, page 635, Register's Office for Davidson County, Tennessee, said pin also being the Southwest corner of the herein described tract; Thence, with the said Easterly right of way along a curve to the right having a radius of 1,770.50 feet, a delta of 12 degrees 44 minutes 21 seconds for an arc length of 393.66 feet to an iron pin found, said pin being a corner common with the Metropolitan Government property as of record in Book 1787, page 71, Register's Office for Davidson County, Tennessee; Thence, with the said government property the following bearings and distances; Thence, South 87 degrees 59 minutes 47 seconds East 297.66 feet to an iron pin found; Thence, North 12 degrees 38 minutes 27 seconds East, 400.09 feet to an iron pin found at a 36" Oak Tree, said pin being in the Southerly line of the Judith Ann Meadows property, as of record in Book 6639, page 909, Register's Office for Davidson County, Tennessee; Thence, with said meadows property, South 79 degrees 32 minutes 11 seconds East, 520.26 feet to an iron pin found at a 12" Sweet Gum Tree, said pin being the Northwest corner of the David R. Wade, III property as of record in Book 6641, page 862, Register's Office for Davidson County, Tennessee; Thence, with the said Wade property, South 26 degrees 24 minutes 06 seconds West 494.79 feet to an point in a creek, said point being the Northeast corner

CONTINUED

unimproved ( )
This is improved (X) property, known as 5335 Whites Creek Pike, Whites Creek, TN 37189
(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 6th day of October, 2000

Clifford E. Webb

Clifford E. Webb

Dorothy F. Webb

Dorothy F. Webb

LEGAL DESCRIPTION CONTINUATION

of the said Lot 1, Gardner's One lot Subdivision; Thence, with the said Lot 1 the following bearing and distance; Thence, South 67 degrees 00 minutes 50 seconds West, 170.96 feet to an iron pin found; Thence South 87 degrees 37 minutes 31 seconds West 237.54 feet to an iron pin found; Thence, South 15 degrees 19 minutes 05 seconds West, 136.74 feet to an iron pin found; Thence, South 83 degrees 48 minutes 50 seconds West 247.64 feet to the point of beginning, containing 362,371 square feet or 8.319 acres, more or less.

Being all of the same property conveyed to Clifford E. Webb and wife, Dorothy F. Webb, by Quitclaim Deed from Billy L. Hood and wife, Deborah F. Hood and Dorothy F. Webb and husband, Clifford E. Webb, of record in Instrument No. 200006300065183, Register's Office for Davidson County, Tennessee.

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 Clifford E. Webb and wife, Dorothy F. Webb

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 6th day of October, 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