Davidson County DEEDWARR
Recvd: 11/09/00 09:29 3pgs
Fees:15.00 Taxes:296.00

20001109-0111389

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — SHARON L. RIVEY — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim R. Wilson	NEW OWNER	68-28
(NAME)	(NAME)	
5925 Neighborly		68-27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Wendell Smith, Jr., Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim R. Wilson and Jack Goodrum and Kevin McGinn and Cole Goodrum

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:

SEE ATTACHED EXHIBIT A

unimproved (X)
This is improved ( ) property, known as Ashland City Highway, Nashville, Tennessee
(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 hand this 1st day of November 2000

Wendell Smith, Jr., Executor

Wendell Smith, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell Smith, Jr., Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of November 2000.

Commission expires 6-26-2003

Tamra W Carrico
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Tamra W Carrico, a Notary Public within and for the State and County aforesaid, personally appeared Wendell Smith Jr. 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 South Park Akron on this the 31 day of October.

My commission expires 10-20-2003

Tamra W Carrico
Notary Public

EXHIBIT A

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being the same properties conveyed in Deed Book 5851, pages 851 and 854, Register's Office for said County and more particularly described as follows:

Beginning in the south right of way of Hydes's Ferry Pike (State Route 12), approximately 2370 feet west of Old Hyde's Ferry Pike (Amy Lynn Drive); thence leaving said right of way S 04 degrees 50' 29" W, 366.32 feet, following the west line of Hailey's Harbor, Inc., recorded in Deed Book 8272, page 122, R.O.D.C., to the north right of way of the Cheatham County Rail Authority; thence along said right of way, N 81 degrees 36' 11" W, 1183.90 feet to the center of Old Hyde's Ferry Pike; thence along said Old Hyde's Ferry Pike N 73 degrees 33' 17" W, 84.23 feet; thence continuing along said center of Old Hyde's Ferry Pike N 76 degrees 00' 21" W, 404.00 feet to the center of a drain; thence continuing along said Old Hyde's Ferry Pike N 78 degrees 57' 14" W, 250.00 feet; thence leaving Old Hyde's Ferry Pike N 04 degrees 24' 01" E, 322.90 feet to the south right of way of said State Route 12; thence with said south right of way, along a curve to the right having a radius of 5677.86 feet, a distance of 1210.34 feet; thence ocntinuing along said right of way, S 76 degrees 54' 38" E, 149.32 feet; thence S 76 degrees 40' 00" E, 564.83 feet to the point of beginning, according to a survey performed by John Kohl and Company, PC, a Tennessee registered surveyor, dated October 25, 2000.

Being the same property conveyed to J. S. Edney and wife, Jennie Griffin Edney by deed from John A. Mefford and wife, Juanita Mefford of record in Book 1085, page 603 and Book 910, page 25, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to J. S. Edney by Decree of record in Book 5851, Pages 851 and 854, Register's Office for Davidson County, Tennessee.

J.S. Edney being one and the same person as John S. Edney.

Jennie Griffin Edney, wife of J.S. Edney, having predeceased J.S. Edney, having died on October 18, 1955, and title being vested in J.S. Edney as remaining tenant by the entirety. J. S. Edney having since died on March 14, 1969 and the above property passing by will of record in Will Book 93, page 304, Probate Office for Davidson County, Tennessee. Said will appoints Wendell Smith, Jr. as Executor of the estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All Rollback Taxes are the responsibility of the Grantor; (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.