Davidson County DEEDWARR
Recvd: 11/20/00 08:37 3pgs
Fees:14.00 Taxes:0.00

20001120-0114276

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 62998 Instrument 56469
Rec'd: 12.00 NBk: 35 Pg 186
State: 1054.50
Clerk: 1.00 Recorded
EDP: 2.00 11/6/2000 at 10:00 am
Total: 1069.50 in Record Book
643 Pages 239-241

INDEXED

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Rob Darnell New Owner 140/25.01
8251 Greenbrier Road 5/4
Joelton TN 37080

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FOR AND IN 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

MELVIN SYKES AND WIFE, OPAL SYKES

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROB DARNELL AND WIFE, CAYE DARNELL AND JEFFERY L. DARNELL AND WIFE, PATRICIA DARNELL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH THE REMAINDER TO THE SURVIVOR IN FEE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN ROBERTSON AND DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 16th Civil District of Robertson County, Tennessee, being described as follows:

BEGINNING at a point in the Southern boundary line of a tract of land owned by Jim Huffman, being the Northwest corner of a reserved strip of land; thence with Huffman's southern boundary line and the Southern boundary line of a tract of land owned by Rich Garrett, westwardly 2240 feet to a point in Garrett's line; thence southwardly 1436 feet to a point in the Northerly boundary line of a tract of land owned by Lum Adock; thence with Adock's northern boundary line and the northern boundary line of a tract of land owned by Bowers, eastwardly 2640 feet to a point; and thence northwesterly 660 feet to a point; the southeast corner of said reserved tract of land; thence North 79 deg. West 255 feet to a point; thence North 89 deg. West 188 feet to a point; thence North 80 deg. West 114 feet to a point; thence North 58 deg. West 168 feet to a point; thence North 45 deg. West 89 feet to a point; thence North 23 deg. East 400 feet to a point; thence North 71 1/2 deg. East 200 feet to a point; thence North 61 deg. East 152 feet to a point; thence North 33 deg. East 70 feet to the beginning, containing 79 acres, more or less, and being the land conveyed to Melvin B. Sykes, Jr. and wife, Pamela D. Sykes by Melvin Sykes and wife, Opal Sykes, in a deed of record in Deed Book 288, Page 287, Register's Office for Robertson County, Tennessee. The said Melvin B. Sykes, Jr., died on September 9, 1997, in Robertson County, Tennessee, as evidenced in Will Book 10, Page 327, Clerk & Master's Office for Robertson County, Tennessee.

EXCLUSION NO. 1: There is included in the above described property, but expressly excluded from this conveyance, a triangular tract of land containing about 14 acres on the eastern side of the tract above described, more particularly described as follows:

BEGINNING at the Northwestern corner of a tract of land of 18 acres, more or less, conveyed to C.M. Trice and wife, Nannie Lee Trice, in Trust to W.O. Lee, Trustee, and fully described in said Trust Deed, which is of record in Deed Book 1386, Page 269, Register's Office for

Davidson County, Tennessee; thence westwardly along the southern boundary line of a tract of land owned by L.P.Dallas and wife, F.A. Dallas, 809 feet to a point in a ravine or hollow; thence in a southerly direction 815 feet to the Bowers (formerly the Adcock) line south of Sycamore Creek; thence eastwardly along the northern boundary line of the Bowers (formerly Adcock) line 915 feet to the southwest corner of said 18 acres tract conveyed to C.N. Trice and wife, Nannie Lee Trice to William O. Lee, Trustee; thence north along the western boundary of said 18 acre tract, 619 feet to the beginning, containing 14 acres, more or less.

EXCLUSION NO. 2:
BEGINNING at a point in the center of a small hollow with an iron pointer on the west bank, being a corner to James P. Huffman, a corner to H.J. Saxer and being the northeast corner of Melvin Sykes, appearing of record in Deed Book 241, Page 193, in the office of the Register of Robertson County, Tennessee, and continuing as follows: thence with the center of a small hollow, or drain, and the Westerly line of said Saxer South 49 deg. 59' 52" West 78.25 feet; thence South 12 deg. 41' 19" West 48.06 feet; thence South 64 deg. 50' 48" West 210.71 feet; thence South 78 deg. 28' 14" West 300.70 feet; thence South 34 deg. 22' 22" West 395.39 feet to a point in the intersection of a private road and said small hollow, or drain, being the Southeast corner of this new tract of land; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 55 deg. 05' 51" West 963.51 feet to a point in a small drain being the southwest corner of this tract of land; thence with the center of said small drain 44 deg. 01' 26" East 130.93 feet thence North 47 deg. 50' 14" East 136.43 feet; thence north 2 deg. 48' 49" East 120.22 feet to the intersection of said drain and southerly line of Reba F. Harris and said Sykes and being the Northwest corner of this tract of land; thence with the line of said Harris South 78 deg. 21' 25" East, passing a corner to said Harris and said Huffman, in all 1612.16 feet to the point of beginning, containing 18.01 acres, more or less, and being the northeasterly portion of land conveyed to Melvin B. Sykes, Jr., and wife, Pamela D. Sykes, by Melvin Sykes and wife, Opal Sykes, in Deed Book 267, Page 39, Register's Office for Robertson County, Tennessee.

Being the same property conveyed to Melvin Sykes and wife, Opal Sykes by deed of record in Deed Book 510, Page 222, Register's Office for Robertson County, Tennessee, and by Deed of record in Book 10969, Page 35, Register's Office for Davidson, County, Tennessee

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

This is improved property known as 8245 Greenbrier Road Joelton TN 37080.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 1ST DAY OF NOVEMBER 2000.

Melvin Sykes Opal Sykes

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, MELVIN SYKES AND WIFE, OPAL SYKES WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 1ST DAY OF NOVEMBER 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER 2000.

Notary Public K.J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.