Davidson County DEEDWARR
Recvd: 12/11/00 16:06 2pgs
Fees:11.00 Taxes:51.62

20001211-0122031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF: November, 2000

Notary Public

MY COMMISSION EXPIRES: 12/5/03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1736

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Johnny Frye (NAME) | SAME (NAME) | 046-00-0-093.00 |
| 72757 Highway 46 (ADDRESS) | (ADDRESS) | |
| Dickson, TN 37055 (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, Bobby L. Sanders and Diane Sanders, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Frye

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 Tract No. 14 of the Dawson Property, and more particularly described as follows: BEGINNING at an I.P. and M.F.P. in a new pile of rocks in the center of a creek where the creek crosses the south line of the Harris A. Gilbert property, as shown of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence with Gilbert's south line, North 88 deg. 04' 57" East 550.00 feet to an iron pin, an interior corner of Gilbert; thence with Gilbert's line, South 4 deg. 04' 10" West 541.10 feet to an I.P. and M.F.P. in a pile of stones in an old fence row; thence South 01 deg. 49' 19" West passing through an I.P. and M.F.P., 95 feet from the centerline of a 50 foot ingress and egress easement, in all 608.29 feet to a point in the centerline of said easement; thence with the centerline of said easement, North 12 deg. 59' 40" West 89.97 feet; North 28 deg. 00' 06" West 129.83 feet; North 52 deg. 06' 57" West 103.27 feet; North 75 deg. 40' 23" West 134.02 feet; and South 82 deg. 38' 19" West 138.20 feet; thence North 4 deg. 12' 18" West passing through an I.P. and M.F.P. offset at 25 feet, in all 850.44 feet to the beginning, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being that same property conveyed to Bobby L. Sanders and wife, Diane Sanders by deed from Homer J. Tidwell and wife, Barbara S. Tidwell of record in Book 10750, Page 43, said Register's Office. And further being that same property conveyed to Johnny Frye by deed from Bobby L. Sanders and wife, Diane Sanders being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record: 6) All applicable government and zoning regulations.

unimproved ( X )
This is improved ( ) property, known as Bull Run Road, 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 our hand S this 17th day of November, 2000

Bobby L. Sanders

Diane Sanders

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 Bobby L. Sanders and Diane Sanders, husband and wife

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 Brentwood, Tennessee, this 17th day of November, 2000

Commission expires 3-23-2002

Robert L. Sanders
Notary Public

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

_____
Notary Public