R-0205

Davidson County DEEDWARR
Recvd: 01/03/01 08:54 3pgs
Fees:15.00 Taxes:379.25

20010103-0000790

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 12/25/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Asso., 103 Maple Street, Smyrna, Tennessee 37167

R-0205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandy Joe Brady et ux	new owner	PART OF
(NAME)	(NAME)	
14607 Old Hickory Blvd.		173-00-0-020.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Lucille W. Waters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy Joe Brady and wife, Lottie Faye Brady

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 Exhibit "A" attached hereto for a complete description of said property.

Being part of that same property conveyed to Jack Wesley Waters and wife, Lucille W. Waters by deed from George M. Johnson and wife, of record in Book 1581, Page 74, said Register's Office. And further by Quit Claim Deed to Lucille W. Waters of record in Book 4978, Page 555, said Register's Office.

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.

Irene Russell Mockabee executes this instrument in behalf of Lucille W. Waters, also known as Mary Lucille Waters pursuant to a power of attorney recorded at Instrument #20001013-0101926, said Register's Office.

unimproved ( )
This is improved (X) property, known as 14607 Old Hickory Blvd., Antioch, Tennessee 37013
(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 ____ day of ____

Lucille W. Waters
POA Irene Russell Mockabee

Lucille W. Waters

Mary Lucille Waters
By POA Irene Russell Mockabee

STATE OF TENNESSEE
COUNTY OF RUTHEROFRD

On this, 14th day of December, 2000, personally appeared before me, Irene Russell Mockabee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Lucille W. Waters, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand, at office, this 14th day of December 2000.

My commission expires: 12/29/03

NOTARY PUBLIC AT LARGE

Notary Public

THOMASON SURVEYING COMPANY
200 WEST BURTON STREET, SUITE 105
MURFREESBORO, TENNESSEE 37130
PHONE OR FAX - 615/896/7483
11/29/00 BUGG TRACT 1

Starting at a P.K. Nail set in the center of the Old Hickory Boulevard being the northeast corner of the John Sturdivant property (O.B. 4295, P. 637); thence leaving the said Sturdivant property with the center of the said road S 67°52'27" E a distance of 101.12 feet to a P.K. Nail set in the center of the said road being the northwest corner and the POINT OF BEGINNING of the property herein described; thence with the center of the said road S 67°52' 27" E a distance of 22.49 feet to a point; thence with the center of the said road S 54°47' 44" E a distance of 60.76 feet to a point; thence with the center of the said road S 48°06' 16" E a distance of 74.16 feet to a point; thence with the center of the said road S 39°58' 56" E a distance of 66.49 feet to a point; thence with the center of the said road S 33°03' 32" E a distance of 63.33 feet to a point; thence with the center of the said road S 27°18' 15" E a distance of 109.25 feet to a point; thence with the center of the said road S 30°43' 28" E a distance of 56.32 feet to a point; thence with the center of the said road S 32°47' 29" E a distance of 104.07 feet to a P.K. Nail set in the center of the said road; thence leaving the said road S 59°05' 11" W a distance of 25.00 feet to a steel pin set; thence S 59°05' 11" W a distance of 276.17 feet to a steel pin set; thence N 65°20' 05" W a distance of 417.59 feet to a steel pin set in the east line of the Sturdivant property; thence N 24°39' 55" E a distance of 422.36 feet to a steel pin set; thence S 83°32' 15" E a distance of 107.83 feet to a steel pin set; thence N 22°44' 25" E a distance of 42.07 feet to the Point of Beginning Containing 5.01 acres more or less, and lying in the 31st. Civil District of Davidson County, Tn., and being a portion of the property in O.B. 4978, P.557 in the R.O.D.C.

This property is subject to all right of ways and easements recorded or unrecorded or by prescription that a title search, deed research or oral witness may reveal.