WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 01/31/01 13:49 3pgs
Fees:15.00 Taxes:832.50

20010131-0009474

G-5746-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 1[illegible] Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Jackson (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 32-160
1441 Campbell Road (ADDRESS)	640 Broadmore Boulevard, Ste 100 (ADDRESS)	10D52029
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	PART MAP 32-39

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, Irene N. Allen, unmarried and Lisa K. A. Creasy, married and David C. Allen, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Jackson and Theresa G. Jackson, husband and wife

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 located in Whites Creek also the 10th Councilmanic District of Davidson County, Tennessee, being more particularly decribed according to a survey by R. L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, TN 37072, dated January 17, 2001, as follows:

Beginning at an Iron Rod (old), said point being the southwest most corner of the herein described parcel, and also a common corner to a tract of land belonging to Owen E. Gray, as evidenced in Deed Book 8283, Page 756, Register's Office of Davidson County, Tennessee, thence; along a common line to Owen E. Gray, North 6 degrees 45 minutes 29 seconds East, 667.48 feet, to an Iron Rod (new), said point being the northwest most corner of the herein described parcel, and the southwest most corner of a parcel belonging to Stephen & Amanda Claud, as evidenced in Deed Book 10331, Page 635, Register's Office of Davidson County, thence; leaving said Gray line, and following the common line of Claud, South 69 degrees 25 minutes 32 seconds East, 563.73 feet, to an Iron Rod (new), said point being the northeast most corner of the herein described parcel, also a common corner to a parcel of land belonging to Lisa K. A. Creasy and David C. Allen as evidenced in Deed Book 11561, Page 785, Register's Office of Davidson County, thence; leaving said Claud line, and following the common line of Lisa K. A. Creasy and David C. Allen, South 6 degrees 21 minutes 25 seconds West, 529.33 feet, to an Iron Rod (new), said point being the southeast most corner of the herein described parcel, and a common corner to the above mentioned Lisa K. A. Creasy and David C. Allen property, thence; North 83 degrees 36 minutes 35 seconds West, 63.36 feet, to an Iron Rod (new), thence; South 18 degrees 23 minutes 36 seconds West, 162.12 feet, to an Iron Rod (new), thence; North 71 degrees 36 minutes 24 seconds West, 53.29 feet, to an Iron Rod (new), thence; North 17 degrees 35 minutes 18

CONTINUED

unimproved ( )
This is improved (X) property, known as 1441 Campbell Road, Goodlettsville, TN 37072
(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 25th day of January 2001

X Irene N. Allen
Irene N. Allen, unmarried

David C. Allen, married

Lisa K. A. Creasy
Lisa K. A. Creasy, married

LEGAL DESCRIPTION CONTINUATION

seconds East, 150.36 feet, to an Iron Rod (new), said point being a common corner with the above mentioned Gray property, thence; with the Gray line, North 83 degrees 36 minutes 35 seconds West, 431.14 feet, to the point of beginning, containing 337,060.95 square feet and/or 7.74 acres more or less.

The following INGRESS AND EGRESS EASEMENT is granted herein to the Grantees, their heirs and assigns, and is described according to a survey by R. L. Montoya Land Surveying, Inc., dated January 17, 2001. Said Easement shall run with the land in perpetuity.

Beginning at a point on the southerly margin of Campbell Road, the northerly most corner of a tract of land belonging to Lisa Creasy, as evidenced in Deed Book 7890, Page 595, Register's Office of Davidson County, Tennessee, thence; along said margin, South 62 degrees 40 minutes 58 seconds East, 15.96 feet, to a point, thence; leaving said margin and passing through the above mentioned Creasy property, and also passing through a parcel belonging to Stephen & Amanda Claud, as evidenced in Deed Book 10331, Page 635, Register's Office of Davidson County, South 6 degrees 11 minutes 52 seconds West, 789.32 feet, to a point, on the common line of the above mentioned Claud property and a parcel belonging to W. C. Allen, as evidenced in Deed Book 7975, Page 868, Register's Office of Davidson County, thence; along said common line, South 69 degrees 25 minutes 32 seconds East, 63.20 feet, to a point, said point being the northeast most corner of the above mentioned W. C. Allen property, thence; following the east boundary line of the above mentioned W. C. Allen property, South 6 degrees 21 minutes 25 seconds West, 168.70 feet, to a point, thence; leaving said line and following an existing 10 foot asphalt drive the following 3 calls, South 19 degrees 48 minutes 34 seconds East 2.36 feet, to a point, thence; around a curve to the right, said curve having a radius of 241.74 feet, an arc length of 173.55 feet, to a point; thence, South 21 degrees 19 minutes 30 seconds West, 271.11 feet, to a point on the Lisa K. A. Creasy and David C. Allen property, evidenced in Deed Book 11561, Page 785, Register's Office of Davidson County, thence; North 83 degrees 36 minutes 35 seconds West, 26.40 feet, to a point, said point falling on a property line belonging to the above mentioned Lisa K. A. Creasy and David C. Allen, thence; along said line, North 17 degrees 50 minutes 30 seconds East, 73.94 feet, to a point, thence; following the above mentioned asphalt drive, the following 2 calls, North 21 degrees 19 minutes 30 seconds East 204.11 feet to a point, thence; around a curve to the left, a radius of 211.74 feet, an arc length of 152.01 feet, to a point, thence; leaving said asphalt drive, North 69 degrees 25 minutes 32 seconds West, 66.92 feet, to a point, thence; North 6 degrees 11 minutes 52 seconds East, 889.64 feet to a point, thence; South 85 degrees 42 minutes 29 seconds East, 15.01 feet, to a point, thence; North 6 degrees 16 minutes 04 seconds East, 87.99 feet to the point of beginning, containing 52,434.59 square feet and/or 1.20 acres more of less.

Being a portion of the same property conveyed to W. C. Allen and wife, Irene N. Allen, Joint Tenants with right of survivorship, by deed from W. C. Allen & Associates of record in Book 7975, page 868, Register's Office for Davidson County, Tennesssee; the said W. C. Allen having since died. Also being a portion of the same property conveyed to Lisa K. A. Creasy and David C. Allen by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 11561, page 785, Register's Office for Davidson County, Tennessee.

THE GRANTORS HEREBY MAKES OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF LISA K. A. CREASY AND DAVID C. ALLEN.

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 Irene N. Allen and Lisa K. A. Creasy and David C. Allen

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 25th day of January, 2001.

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 _____ 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