WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/15/01 15:11 2pgs
Fees:11.00 Taxes:92.50

20010215-0014714

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNIE W. SCOTT (NAME)	SAME (NAME)	MAP 17
1382 UNION HILL ROAD (ADDRESS)	(ADDRESS)	PARCEL 349
GOODLETTSVILLE, TN 37072 (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, EDDIE ROBINSON AND WIFE, BERNICE ROBINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNIE W. SCOTT AND WIFE, BARBARA A. SCOTT

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:

Land in Davidson County, Tennessee, being a portion conveyed in Deed Book 5779, page 177, and re-recorded in Deed Book 5781, page 447, and shown as parcel 132, on tax map 17, and being described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 8, 1997, revised January 2, 1998 (tract division) as follows:
BEGINNING at an iron pin found in the easterly margin of Union Hill Road, a corner to J. Alan Sipe (Deed Book 8530, page 788), and being the most southwest corner of this tract; thence, with said road for the next three calls as follows: North 07 deg. 05 minutes 41 seconds East for a distance of 235.47 feet to a point in the margin of said road; thence, along a curve to the left having a radius of 149.55 feet and an arc length of 135.82 feet, being subtended by a chord of North 18 degrees 55 minutes 27 seconds West for a distance of 131.20 feet to a point in the margin of said road; thence, North 44 degrees 56 minutes 36 seconds west for a distance of 100.41 feet to an iron pin set in the margin of said road; thence, leaving said road and with a new line, North 31 degrees 43 minutes 55 seconds East 280.00 feet to an iron pin set; thence, continuing with a new line, South 58 degrees 07 minutes 51 seconds East 549.06 feet to an iron pin set, a corner to Kenneth Hitt (Deed Book 3843, page 103); thence, with said Hitt for the next four calls as follows: South 07 degrees 10 minutes 19 seconds west for a distance of 126.50 feet to an iron pin set; thence, South 06 degrees 40 minutes 19 seconds west for a distance of 89.00 feet to an iron pin set; thence, South 01 degrees 19 minutes 41 seconds East for a distance of 115.00 feet to an iron pin set; thence, South 04 degrees 49 minutes 41 seconds East for a distance of 108.66 feet to an iron pin found in the line of said Hitt, a corner to said J. Alan Sipe; thence, with said Sipe, North 83 degrees 20 minutes 47 seconds West for a distance of 518.33 feet to the beginning.
Said property contains 6.76 acres, more or less.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 6.76 ACRES, UNION HILL 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 13th day of February, 2001

Eddie Robinson
EDDIE ROBINSON

Bernice Robinson
BERNICE ROBINSON

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 EDDIE ROBINSON AND WIFE, BERNICE ROBINSON

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 13th day of February, 2001.

Commission expires April 28, 2004

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to EDDIE ROBINSON AND WIFE, BERNICE ROBINSON by deed of record in Book 10873, page 641, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

The Grantors herein are responsible for the payment of the 2001 Property Taxes.