WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF February 2001

Notary Public

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

BERTIE JO WHITAKER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

G-5896-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same as new owner	MAP-PARCEL NUMBERS
Mark Hughes (NAME)	Farm Credit Services of Mid (NAME)	MAP 8
7563 Bidwell Road (ADDRESS)	145 S. College Street (ADDRESS)	PARCEL 20
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Lebanon, TN 37088-1120 (CITY) (STATE) (ZIP)	14D52581

405 Woodberry Drive Nashville, TN 37214

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, Ellery Neil Stevens and wife, Tammy L. Stevens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Hughes and wife, Cherri Hughes

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 the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the west right of way of Bidwell Road, said point being 100.00 feet around a curve to the right (N. 42 deg. 33' 57" W. 99.84 ft.) N. of the northeast corner of the Gayron C. Lytle property, as recorded in Deed Book 7089, page 92 of the Register's Office for said County; thence leaving Bidwell Road, S. 69 deg. 41' 34" W. 375.40 ft. to an iron pin set in the north margin of a private road; thence with the north margin of said road, N. 51 deg. 23' 21" W. 275.99 ft. to an iron pin set; thence with the north margin of said road 51 deg. 13' 43" W. 432.41 ft. to an iron pin set, the true point of beginning; thence with the north margin of said road, N 51 deg. 13' 43" W 410.96 ft. to an iron pin set; thence leaving said margin of said road, N 08 deg. 25' 14" W, 531.96 ft. to the centerline of Long Creek; thence N. 84 deg. 16' 59" E. 109.66 ft. with the centerline of Long Creek; thence N 80 deg. 57' 45" E. 178.12 ft.with the centerline of Long Creek; thence S. 36 deg. 42' 20" E, 163.87 ft. with the centerline of Long Creek; thence S. 31 deg. 15' 40" W. 164.10 ft. with the centerline of Long Creek; thence S. 24 deg. 57' 20" E. 140.16 ft. with the centerline of Long Creek; thence S. 06 deg. 46' 20" E. 89.65 ft. with the centerline of Long Creek; thence S. 35 deg. 20' 25" E. 242.90 ft. to an iron pin set on the south bank of Long Creek; thence S. 38 deg. 46' 20" W. 175.21 ft. to the true point of the beginning, containing 5.194 acres, more or less.

Grantors also conveyed to Grantees an easement for ingress and egress to the above described property, to-wit:

A tract or parcel of land located in the 14th Civil District of Davidson

CONTINUED

unimproved (X)
This is improved ( ) property, known as 7563 Bidwell Road, Joelton, TN 37080
(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 22nd day of February 2001

Ellery Neil Stevens

Ellery Neil Stevens

Tammy L Stevens

Tammy L. Stevens

Davidson County DEEDWARR
Recvd: 02/27/01 10:04 3pgs
Fees:15.00 Taxes:113.59

20010227-0017993

DCTN01WC

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 Ellery Neil Stevens and wife, Tammy L. Stevens

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 22nd day of February, 2001

Commission expires 10-30-03

Notary Public

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 _____ 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

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

LEGAL DESCRIPTION CONTINUATION

County, Tennessee, more particularly described as follows:
Beginning at a point in the west right of way of Bidwell Road, the same being the northeast corner of the Baxter property; thence 100 feet, more or less, around a curve to the right, the beginning point of the property hereinabove conveyed; thence S. 69° 32' 55" W, 378.15 feet to a point; thence S. 51° 13' 40" E. 60 feet, more or less, to a point; thence N. 74° 35' 33" E. 410.29 feet to the point of beginning.

Being the same property conveyed to Ellery Neil Stevens and wife, Tammy L. Stevens, by deed from James W. Fitzgerald and wife, Helen M. Fitzgerald, of record in Book 9819, page 795, Register's Office for Davidson County, Tennessee.

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