47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 2001

Notary Public

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

NOTARY PUBLIC AT LARGE — BERTIE WHITAKER — DAVIDSON COUNTY TENNESSEE

G-5936-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:	MAP-PARCEL NUMBERS
Jerry W. Strange (NAME)	New Owners (NAME)	MAP 14, PAR. 101
6576 & 6574 Clarksville Highway (ADDRESS)	(ADDRESS)	MAP 21, PAR. 204
Joelton, TN 37080 (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, Lola B. Redeman, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Strange and wife, Linda L. Strange

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:

TRACT I:
LAND in the 14th Civil District of Davidson County, Tennessee, designated as Tract No. 11, described according to an unrecorded survey made April 15, 1965, by Hickerson & Smith Engineering Co., Job No. HS 146-65, as follows:

Beginning at a point in the northerly margin of Clarksville Highway, U.S. 41-A, said point being 1036.0 feet easterly from the easterly margin of Douglas Road; thence North 5 deg. 25' east 1625.0 feet to an iron pin; thence North 45 deg. 05' east 256.7 feet to an iron pin; thence South 4 deg. 50' west 1835.0 feet to an iron pin in the northerly margin of said Clarksville Highway, U.S. 41-A; thence with the margin of said Highway, North 79 deg. 00' west 183.0 feet to an iron pin, the point of beginning.

BEING the same property conveyed to William A. Redeman, and wife, Lola B. Redeman, by deed from Tower Real Estate Development Corp., a Tennessee Corporation, of record in Book 3944, Page 844, Register's Office for Davidson County, Tennessee. The said William A. Redeman having since died.

TRACT II:
LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, U.S. No. 41-A, said point being 1219 feet from northeast corner of the intersection of Douglas Road and Clarksville Highway as measured along the northerly margin of said Clarksville Highway in a southerly direction from said intersection;

CONTINUED

unimproved ( )
This is improved (X) property, known as 6576 & 6574 Clarksville Highway, 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 my hand this 23rd day of February, 2001

Lola B. Redeman
Lola B. Redeman

Davidson County DEEDWARR
Recvd: 02/27/01 10:22 3pgs
Fees:15.00 Taxes:518.00

20010227-0018012

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

thence North 4 deg. 50 min. east 715.0 feet to a stake; thence South 79 deg. east 183.0 feet to a stake in line between lots Nos. 12 and 13; thence with said line, South 4 deg. 25 min. west 715.0 feet to a stake on north boundary of U.S. Highway No. 41-A; thence with north boundary of Highway No. 41-A, North 79 deg. west 183.0 feet to the beginning, containing 3 acres, more or less, and being the southern part of Lot No. 12.

BEING the same property conveyed to William Redmond, and wife, Lola Redmond, by deed from Joe F. Gillespie, and wife, Nancy Gillespie, of record in Book 3980, Page 408, Register's Office for Davidson County, Tennessee. The said William Redmond (a/k/a known as William Redeman) having since died.

Lola Redmond and Lola Redeman being one and the same person.

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 Lola B. Redeman, a widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of February, 2001.

Commission expires 10-25-05

Bertie J. Whitaker
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

BERTIE J. WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE