47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES March 6, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/09/01 14:31 3pgs
Fees:15.00 Taxes:721.50
20010309-0022894

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:	PARCEL NUMBERS
Gregory F. Richardson (NAME)	Farm Credit Services (NAME)	MAP 8
3635 Baxter Road (ADDRESS)	P. O. Box 547 (ADDRESS)	PARCEL 126
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Dickson, TN 37056 (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, Laura Frances Harper, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory F. Richardson

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 2nd, formerly the 14th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center line of Baxter Road at the Northeasterly corner of the property conveyed to David L. Howell of record in Book 5803, Page 959, Register's Office for Davidson County, Tennessee, said point also being the Northwesterly corner of the herein described tract; thence with the center line of said Baxter Road S 86 degrees 08 minutes East 299.4 feet to the Northwesterly corner of the property conveyed to Jimmy W. Sloan of record in Book 5528, Page 55, Register's Office for Davidson County, Tennessee; thence with Sloan's line the following calls: S 2 degrees 40 minutes West 246.5 feet, N 86 degrees 08 minutes West 20 feet, S 2 degrees 40 minutes West 75 feet, S 86 degrees 08 minutes East 20 feet, S 2 degrees 40 minutes West 219.5 feet and S 86 degrees 08 minutes East 250.0 feet to a point; thence S 2 degrees 40 minutes West 1,283.0 feet to an iron stake by a fence post; thence S 3 degrees 59 minutes West 1,036.5 feet to an iron stake in the Northerly line of the property conveyed to Truman E. Durham of record in Book 4342, Page 983, Register's Office for Davidson County, Tennessee; thence with Durham's line S 65 degrees 44 minutes West 331.2 feet; thence S 83 degrees 10 minutes West 440.3 feet to an iron stake; thence N 2 degrees 46 minutes East 1,065.4 feet to an iron stake; thence N 87 degrees 14 minutes West 220.0 feet to an iron stake; thence N 2 degrees 46 minutes East 150.0 feet to an iron stake; thence N 47 degrees 46 minutes East 311 feet to an iron stake; thence N 2 degrees 46 minutes East 273.8 feet to a point; thence N 87 degrees 14 minutes West 715 feet to a point in the margin of Bidwell or Fitzgerald Road; thence with the margin of said Road N 6 degrees 16 minutes East 50 feet; thence S 87 degrees 14 minutes East 713 feet to a point; thence N 2 degrees 46 minutes East 231.01 feet; thence S 86 degrees 08 minutes East

CONTINUED

This is improved (X) property, known as 3635 Baxter Road, Joelton, TN 37080 (unimproved ( ))
(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 6th day of March, 2001

X Laura Frances Harper
Laura Frances Harper

LEGAL DESCRIPTION CONTINUATION

200.0 feet to the Southeasterly corner of the property conveyed to David L. Howell of record in Book 5803, Page 972, Register's Office for Davidson County, Tennessee; thence N 2 degrees 46 minutes East 1,089.09 feet to the point of BEGINNING.

Being the same property conveyed to Laura Frances Harper by deed from John K. Meriwether and wife, Mai Dean Meriwether, of record in Book 6865, Page 42 and by Instrument of Correction of record in Book 7802, Page 450, Register's Office for Davidson County, Tennessee.

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 Laura Frances Harper, Unmarried

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 6th day of March, 2001.

Commission expires ~~March 6, 2001~~ 10-5-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____ 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