WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/01 09:53 2pgs
Fees:11.00 Taxes:198.17

Record & Return To:

20010321-0026967

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200110111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,569.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY A. BAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	My Commission Expires JAN. 29, 2005
Mark A. Bain	Owner	Map 55
(NAME)	(NAME)	
4127 Libble Road		
(ADDRESS)	(ADDRESS)	Parcel 44
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles W. Todd**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark A. Bain, unmarried** herereinafter called the GRANTEE(S), 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 1st Councilmanic District of Nashville, Davidson County, Tennessee, being a part of the property conveyed in Deed Book 9382, page 534, Register's Office for Davidson County, Tennessee, being more particularly described as to-wit:

Beginning at a fence corner on the Northwest margin of Libble Road, at the Southeast corner of the Wade W. McCurdy property (Book 7683, page 23, RODC); said point being located 562 feet more or less from the center line of Old Highway 12; Thence, North 41 degrees, 32 minutes, 20 seconds West, 477.63 feet to a set iron pin at a fence corner; Thence South 58 degrees, 11 minutes, 07 seconds, West 434.21 feet to a corner; Thence along the Easterly boundary of Walter E. and Alice M. Rogers (Book 10795, page 458, RODC) North 24 degrees, 23 minutes, 4 seconds West, 686.10 feet to a set iron pin; Thence North 43 degrees 33 minutes, 38 seconds East, 519.65 feet to a twin oak; Thence, South 30 degrees, 45 minutes, 55 seconds East, 787.18 feet to a set iron pin; Thence South 41 degrees, 32 minutes, 20 seconds East, 461.88 feet to a set iron pin in the Northeasterly margin of Libble Road, Thence along the margin of Libble Road, South 42 degrees, 15 minutes, 40 seconds West, 145.85 feet to the point of beginning containing 10.69 acres (465,589 square feet) more or less. Survey dated February 5, 2001 by John Kohl & Company, P.C.

Being a portion of the same property conveyed to Charles W. Todd by Warranty Deed of record in Instrument No. 20010109-0002956 Register's Office of Davidson County, Tennessee.

Application of Greenbelt assessment of Record in Book 8894, page 238, said Register's Office.

Buyer to assume 2001 taxes.

This is unimproved ( )
improved(X) property, known as 4127 Libble Road Nashville TN 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th Day of March, 2001.

Charles Todd

Charles W. Todd

Margo F. Todd

C. MACKEY NOTARY PUBLIC AT LARGE DAVIDSON

Wife of Charles W. Todd, Margo F. Todd, joins in said Warranty Deed for the sole purpose of conveying her marital rights.

Notary (NOTARY) 3/16/01

My Commission Expires OCT. 25, 2003

State of Tennessee, County of Davidson
Before me, the undersigned Notary Public, personally appeared Margo F. Todd, who is known to me or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Charles W. Todd, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of March, 2001.

Kimberly A. Baez
NOTARY PUBLIC

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____

My Commission Expires JAN. 29, 2005