THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/22/01 11:40 3pgs
Fees:15.00 Taxes:684.50
20010322-0027739

ADDRESS NEW OWNER:
Jeffery Higginbotham, et ux
3985 Couchville Pike
Hermitage, Tennessee 37076

MORTGAGEE:
National Bank of Commerce
221 4th Avenue North
Nashville, Tennessee 37219

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Part of Map 138
Parcel 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, James L. Nash and wife, Pamela D. Nash,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffery Higginbotham and wife, Lynn Higginbotham,** 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 Second Civil District of Davidson County, Tennessee. The 13th Councilmanic District and described according to a survey of Dale and Associates, Job No. 89-110, dated September 5, 1989 and described as follows:

Being a certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Robert V. Haley property, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being 544.40 feet more or less, along the center of Couchville Pike, east of the Margurette Robinson property as described in Deed Book 5791, page 43, of the R. O. D. C., Tennessee;

Thence, with the center of Couchville Pike, S 52 14' 03" E, a distance of 231.00 feet to a point; Thence, leaving the center of Couchville Pike, S 07 06' 11" W, a distance of 672.87 feet to a point; Thence, S 40 26' 07" W, a distance of 130.02 feet to a point; Thence N 82 35' 25" W, a distance of 250.00 feet to a point; Thence N 14 53' 11" E, a distance of 906.32 feet to the point of beginning, and containing 5.010 acres of land more or less.

Included in this description is a strip of land 25' wide for the right-of-way of Couchville Pike, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being 544.40 feet more or less, along the center of Couchville Pike, east of the Margurette Robinson property as described in Deed Book 5791, page 43, R.O.D.C., Tennessee;

Thence with the center of Couchville Pike, S 52 14' 03" a distance of 231.00 feet to a point; Thence, leaving the center of Couchville Pike, S 07 06' 11" W, a distance of 29.06 feet to a point; Thence N 52 14' 03" W, a distance of 235.37 feet to a point; Thence N 14 53' 11" E, a distance of 27.13 feet to the point of beginning, and containing 0.134 acres of land more or less.

Being the same property conveyed to James L. Nash and Pamela D. Nash, by quitclaim deed from Donna M. Barnes, Trustee, as of record in Book 9956, page 622, Register's Office for Davidson County, Tennessee.

This is improved property known as 3985 Couchville Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 14th day of March, 2001.

JAMES L. NASH

PAMELA D. NASH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES L. NASH AND WIFE, PAMELA D. NASH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$185,000.00.**

AFFIANT

Subscribed and sworn to before me this 14th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.