Davidson County DEEDWARR
Recvd: 03/23/01 08:17 2pgs
Fees:11.00 Taxes:1010.22

20010323-0028005

WARRANTY DEED

H-FARM-01-1178

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,032.00

A. B. Wooten
Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan B. Wooten	Farm Credit Services	
8247 Old Springfield Hwy. (ADDRESS)	607 Locust Street (ADDRESS)	012-00-0/002.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Springfield, TN 37172 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT R. BUTLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALAN B. WOOTEN AND WIFE, MELANNI L. WOOTEN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situated in the l0th Civil District of Davidson County, Tennessee, and described as follows, to-wit: Beginning at a new iron pin in the southwest margin of Old Dickerson Pike, the most north-northwest corner of the James R. and Deborah K. Pemerton property as shown in Deed Book 6338, page 938, R.O.D.C.T., the most east-northeast corner of this tract, thence along the line with James R. and Deborah K. Pemerton, South 48 deg. 22 min. 33 sec. West 985.9l feet to an old iron pin at a fence post; thence continuing along the line with James R.and Deborah K. Pemerton, South 56 deg. 25 min. 27 sec. East passing the most west-northwest corner of the James R. and Deborah K. Pemerton property as shown in Deed Book 6338, page 938, R.O.D.C.T., l99.16 feet in all to a fence line corner; thence continuing along the line with James R. and Deborah K. Pemerton, South 0l deg. 09 min. 05 sec. West passing the western line of the Joe Hampton, Jr. property as shown in Deed Book 9866, page 442, R.O.D.C.T., passing the western line of the Ronnie L. and Jerry Ann Filson property as shown in Deed Book 7046, page 874, R.O.D.C.T., passing the western line of the Robert L. Moore property as shown in Deed Book 7446, page 985, R.O.D.C.T., passing the most west-northwest corner of the Michael R. Smithson property as shown in Deed Book 10725, page 63, R.O.D.C.T., 9l0.58 feet in all to a fence post corner in the north margin of CSX Railroad; thence along the northern margin of CSX Railraod, North 56 deg. 58 min. 49 sec. West 780.59 feet to a tree fence line corner, the southeast corner of the Lester and Linda Armistead property as shown in Deed Book 607l, page 33l, R.O.D.C.T.;thence along the line with Lester and Linda Armistead, North l9 deg. 58 min. 29 sec. East 770.22 feet ot a hackberry tree; thence continuing along the line with Lester and Linda Armistead, North l6 deg. 28 min. 0l sec. West l225.64 feet to a new iron pin, the most south-southeast corner of the Lester B. and Linda D. Armistead property as shown in Deed Book 5385, page 6l, R.O.D.C.T.; thence along the line with Lester B. and Linda D. Armistead, North 59 deg. l8 min. 22 sec. East 407.07 feet to a new iron pin, the most west-northwest corner of the Gary E. Martin property as shown in Deed Book lll92, page 846, R.O.D.C.T.; thence along the line with Gary E. Martin, South 3l deg. 34 min. 57 sec. East 576.00 feet to a new iron pin; thence continuing along the line with Gary E. Martin, North 46 deg. 09 min. 06 sec. East 195.00 feet to a new iron pin in the southwest margin of Old Dickerson Pike; thence along the southwest margin of Old Dickerson Pike, South 42 deg. 38 min. l5 sec. East 183.70 feet to a new iron pin; thence continuing along the southwest margin of Old Dickerson Pike South 48 deg. l9 min. 24 sec. East 550.82 feet to the beginning, containing 34.129 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 5/12/2000.

Being a portion of the same property conveyed to Robert R. Butler and wife, Mary Elizabeth Butler, by deed of record in Book 3l29, page 58, Register's Office for Davidson County, Tennessee; the said Mary Elizabeth Butler having quitclaimed her interest to Robert R. Butler by deed of record in Book 4678, page 882, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8247 Old Springfield Hwy., Goodlettsville, Tennessee 37072
(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/our hand(s) this 1st day of March, 2001.

Robert R Butler Patsy E Butler

Robert R. Butler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Robert R. Butler * and Patsy E. Butler, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of March, 2001.

My Commission Expires: 9-28-2002

Mary Frances Rudy
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 1st day of March, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

111 W. College Street

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

224 Old Hickory Boulevard, Suite B