Davidson County DEEDWARR
Recvd: 05/03/01 14:08 4pgs
Fees:19.00 Taxes:958.30

20010503-0045669

37
Kumms

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
JERRY HARLAN WANDA HARLAN 613 Old Hickory Blvd Madison, TN 37115	Same	43-13-12

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SCOTT E. RUDOLPH and wife, CHERIE H. RUDOLPH** ("Grantors") have bargained and sold, and hereby transfer and convey to **JERRY HARLAN and wife, WANDA HARLAN** ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement for Sanitary, Sewers and/or Storm Drainage of record in Book 8766, page 408, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, except as may be set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Jerry Harlan

Subscribed and sworn to before me this ____ day of ~~April, 2001~~ May 1, 2001.

SANDRA D. JACOBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires: My Commission Expires

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantors.

Executed this 1st day of ~~April~~ May, 2001.

Scott E. Rudolph

SCOTT E. RUDOLPH

Cherie H Rudolph

CHERIE H. RUDOLPH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Laura E. Tucker, the undersigned, a Notary Public in and for said County and State, the within named Scott E. Rudolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of ~~April~~ May, 2001.

Laura E. Tucker

Notary Public

My Commission Expires:

My Commission Expires Nov 27 2004

STATE OF TENNESSEE)
COUNTY OF)
Davidson

Personally appeared before me, Laura E. Tucker, the undersigned, a Notary Public in and for said County and State, the within named Cherie H. Rudolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of ~~April~~ May, 2001.

Laura E Tucker
Notary Public

My Commission Expires:
My Commission Expires NOV 27 2004

This is improved property, known as 265 Old Hickory Blvd., Madison, Tennessee.



TRACT NO. 1:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950, as follows:

BEGINNING on the southerly margin of proposed Burrwood Avenue at a stone located 697 feet west of the westerly margin of Delaware Avenue; thence S 13 deg. W, 109.7 feet to a stake and post in the northeast corner of the property conveyed to Comer L. De Rossette and wife, by deed from C.H. Woodruff and wife, of record in Book 1629, page 57, said Register's Office; thence with said DeRossette's northerly line N 82 deg. 35'W, 184 feet and continuing in the same direction 111 feet, in all 295 feet to a stake; thence N 16 deg. 25'E, 179.3 feet to a stake in the southerly margin of said proposed Burrwood Avenue; thence with same S 83 deg. 10'E, 267 feet to the beginning, containing 0.93 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM TRACT 1 is that property conveyed to the State of Tennessee by Judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in Book 4156, page 984, Register's Office for Davidson County, Tennessee, and described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950.

BEGINNING at a point in the northwest corner of the property of C.L. DeRossette, being on the southerly margin of Duling Avenue, running easterly along said margin 127 feet, more or less, to a point; thence running southeasterly along said margin 145 feet, more or less, to a point on De Rossette's easterly property line; thence running S 12 deg. 44'W, 48 feet, more or less, along DeRossette's easterly property line to a point; thence N 86 deg. W, 40 feet to a point; thence with a curve to the left having a radius of 1041.74 feet, an arc distance of 243 feet to a point on De Rossette's westerly property line; thence running northeasterly 105 feet, more or less, along De Rossette westerly property line back to the point of beginning, containing 0.47 acres, more or less.

TRACT NO. 2:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, or Larkin Spring Road, 1326 feet east of the center line of Gallatin Road, as previously located, likewise being 185 feet east of the southeast corner of the Lot conveyed to Scruggs by deed of record in Book 1425, page 392, said Register's Office; thence northerly 331 feet, more or less, to a point; thence easterly 184 feet to a post in a fence line; thence S 20 deg. W, 351 feet to the north margin of Old Hickory Boulevard, or Larkin Springs Road; thence with the margin of the same, westerly 106 feet to the point of beginnin.

Being the same property conveyed to Scott E. Rudolph and wife, Cherie H. Rudolph d/b/a Rudolph's Rentals by deed from Stephen C. Hunt, et al of record in Book 9842, page 115, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Scott E. Rudolph and wife, Cherie H. Rudolph by quitclaim deed from Scott E. Rudolph and Cherie H. Rudolph, doing business as Rudolph's Rentals, of record in Book 10693, page 5, said Register's Office.