WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/01 09:48 3pgs
Fees:15.00 Taxes:259.00

20010510-0048528

LARRY D. CRAIG NOTARY PUBLIC LARGE CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES April 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS C. WHITE (NAME)	SAME (NAME)	PART OF
686 LONE OAK DRIVE (ADDRESS)	(ADDRESS)	MAP 112
PEGRAM, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 140

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, DANIEL S. DAVIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS C. WHITE AND WIFE, TRACEY R. WHITE

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:

Tennessee, and being Tract 6-B of the Robert R. Mosley, Jr. property, more particularly described as follows:
TRACT 6-B: BEGINNING at a point in the centerline of Heath Road, said point being the northwesterly corner of Tract 6-A, and being the northeasterly corner of this tract; thence leaving said centerline with the southwesterly line of Tract 6-A and severing the lands of the Robert R. Mosley, Jr. property of record in Book 6804 at page 474, Register's Office of Davidson County, South 54 degrees 41 minutes 00 seconds East 754.005 feet, passing a steel post at 25.065 feet, to a steel T-Post; thence leaving said line with the northerly line of Tract 5, South 57 degrees 51 minutes 50 seconds West 394.96 feet, passing a steel post at 369.775 feet to a point, said point being located in the centerline of Leon Road; thence with the centerline of Leon Road North 32 degrees 08 minutes 10 seconds West 66.60 feet to a point; thence continuing with a curve to the left 344.86 feet, said curve having a central angle of 40 degrees 31 minutes 52 seconds, a radius of 487.50 feet and a chord of North 52 degrees 24 minutes 06 seconds West 337.71 feet to a point; thence North 72 degrees 46 minutes 10 seconds West 171.49 feet to an iron spike, said spike being located at the intersection of Heath Road; thence with the centerline of Heath Road and a curve to the left 104.48 feet, said curve having a central angle of 14 degrees 46 minutes 50 seconds, a radius of 405.01 feet, and a chord bear of North 34 degrees 27 minutes 54 seconds East 104.19 feet to a point; thence continuing North 26 degrees 50 minutes 19 seconds East 227.75 feet to a point; thence with a curve to the right 49.90 feet, said curve having a central angle of 4 degrees 22 minutes 56 seconds, a radius of 652.40 feet, and a chord of North 29 degrees 01 minute 46 seconds East 49.885 feet to an iron rod and the point of beginning, containing 217,958 feet or 5.003 acres, more or less.

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____
(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 8th day of May, 2001

DANIEL S. DAVIE

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 DANIEL S. DAVIE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this 8th day of May, 2001.

Commission expires April 28, 2004

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

LEGAL DESCRIPTION CONTINUATION

INCLUDED in this conveyance are all those rights in and to that certain Instrument titled Quitclaim Deed with Covenants Running with the Land of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This conveyance is further MADE SUBJECT TO those rights in that certain Instrument titled Quitclaim Deed with Covenants Running with the Land of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the same property conveyed to DANIEL S. DAVIE by Deed of record in Book 11442, page 153, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

2001 Taxes have been prorated between the Grantees and the Grantor this date and the Grantor shall be responsible for the 2001 tax bill in its entirety for the entire 10 acre tract shown on Map 112 Parcel 140. Said 2001 taxes shall be paid in full on or before October 31, 2001.