WARRANTY DEED

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077

Davidson County DEEDWARR
Recvd: 05/18/01 12:36 3pgs
Fees:15.00 Taxes:462.50

20010518-0051790

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. SHELTON

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie S. Rigney (NAME)	Same as new owner (NAME)	11-88
2650 Crocker Springs Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, John M. Shivers and Helen Shivers Knight and Enoch Allen Shivers and Charles Shivers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie S. Rigney and Marty W. Crump, both unmarried, as joint tenants with the right of survivorship

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:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to John E. Shivers and wife, Louella Shivers, as to a two-thirds undivided interest, by deed from Roy Anderson and wife, Levis R. Anderson and Walter J. Shivers, an unmarried man, two of the heirs at law of Mrs. Minnie L. Anderson, deceased, of record in Book 1110, page 20, Register's Office for Davidson County, Tennessee, and the other one-third undivided interest to John E. Shivers as one of the heirs at law of Minnie L. Anderson, deceased. John E. Shivers and wife, Louella Shivers having since died with John E. Shivers having predeceased Louella Shivers. Order in the Chancery Court of Davidson County, Tennessee, Docket No. 00-1358-II, entered August 30, 2000, recorded in Instrument No. 20000905-0087267 in the Register's Office for Davidson County, Tennessee, vested title in the property conveyed herein in John M. Shivers, Helen Shivers Knight, Enoch Allen Shivers and Charles Shivers as tenants in common.

Subject to a 150 foot TVA transmission line easement.

John M. Shivers executed this instrument on behalf of Enoch Allen Shivers and Charles Shivers pursuant to Powers of Attorney which are being placed of record currently herewith. *

* in Instrument Nos. 20010518005178 & 20010518005179

unimproved (X)
This is improved ( ) property, known as 24.95 Acres, Freeman Hollow Road, Goodlettsville, TN 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 our hand s this 15th day of May, 2001

John M. Shivers

Enoch Allen Shivers By John M. Shivers, Attorney In Fact
Enoch Allen Shivers by John M. Shivers, Attorney-in-fact

Helen Shivers Knight

Charles Shivers By John M. Shivers - Attorney In Fact
Charles Shivers by John M. Shivers, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Shivers and Helen Shivers Knight, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of May, 2001.

_____

Notary Public
My comm exp 11/27/01

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Shivers with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Enoch Allen Shivers and Charles Shivers as their Attorney in Fact as the free act and deed of the within named Enoch Allen Shivers and Charles Shivers.

Witness my hand and official seal at Hendersonville, Tennessee, May 15th, 2001.

_____

Notary Public

My comm exp 11/27/01

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right-of-way of Freeman Hollow Road (25 feet from the centerline) said iron rod being located northerly along said right-or-way from the most northerly corner of property owned by Robert E. Webb of record in Deed Book 4575, page 271 in the Register's Office of Davidson County, Tennessee (RODCT) as follows: with a curve concave to the west having a radius of 986.21 feet and an arc distance of 210.85 feet through a central angle of 12 degrees 14 minutes and 59 seconds to the point of tangency; North 17 degrees 04 minutes 33 seconds West 89.91 feet; thence, leaving the point of beginning with the easterly right-of-way of Freeman Hollow Road as follows: North 17 degrees 04 minutes 33 seconds West 444.86 feet; to the beginning of a curve concave to the East having a radius of 1,843.59 feet and an arc distance of 715.08 feet through a central angle of 22 degrees 13 minutes and 25 seconds to an iron rod; with a fence line North 16 degrees 30 minutes 32 seconds East 45.96 feet to an iron rod; North 22 degrees 45 minutes 32 seconds East 115.50 feet to an iron rod; North 10 degrees 59 minutes 59 seconds East 159.56 feet to an iron rod; North 06 degrees 23 minutes 21 seconds West 451.36 feet to a concrete monument; thence, with the southerly boundary line of property owned by Mitzi R. Sawyer of record in Deed Book 9731, page 584 (RODCT) also being the southerly boundary line of North Land Estates, section one, of record in Book 3842, page 212 (RODCT) South 85 degrees 16 minutes 43 seconds East 385.98 feet to an iron rod; thence, with the westerly boundary line of property owned by Thurman McKee and wife, of record in Deed Book 5427, page 585 (RODCT) as follows: South 10 degrees 48 minutes 52 seconds East 554.99 feet to an iron rod; South 41 degrees 42 minutes 42 seconds East 83.82 feet to an iron rod; South 27 degrees 59 minutes 34 seconds East 349.03 feet to an iron rod; South 15 degrees 39 minutes 02 seconds East 303.44 feet to an iron rod; South 08 degrees 53 minutes 01 second East 160.35 feet to an iron rod; South 09 degrees 38 minutes 39 seconds East 166.87 feet to an iron rod; South 02 degrees 50 minutes 18 seconds East 59.73 feet to an iron rod; thence, severing subject property as follows: South 72 degrees 55 minutes 27 seconds West 527.38 feet to an iron rod; South 17 degrees 04 minutes 33 seconds East 54.12 feet to an iron rod; South 72 degrees 55 minutes 27 seconds West 200.00 feet to the beginning containing 24.95 acres.