WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Tewmey	James L. Tewmey	Map 120 Parcel 27 Map 2 Parcel 0-0-1
(NAME) **6201** Corinth Road	(NAME) 6201 Corinth Road	Map 120 Parcel 7.02 Map 138-00 Parcel 27
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	Map 120 Parcel 7
(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,
Stephen J. Kozy and Wife, Charlene M. Kozy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
James L. Twemey and Wife, Teresa G. Tewmey, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Legal Description Attached Exhibit "A"

Land in Davidson and Rutherford County, Tennessee, and described as follows:

Davidson County DEEDWARR
Recvd: 05/24/01 09:24 3pgs
Fees:15.00 Taxes:1295.00
20010524-0054086

Grantor subject to Rollback taxes

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒

This is improved ☒ property, known as 1976 Corinth Road, Mt. Juliet, TN 37122

(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 14th day of May, 2001.

Stephen J. Kozy

Charlene M. Kozy

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 Stephen J. Kozy and Wife, Charlene M. Kozy the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/14/2001

My Commission Expire: 3/23/03

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2104424
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Land in Davidson and Rutherford County, Tennessee, and described as follows:

TRACT NO. 1: Beginning at an elm, it being Carver's S. W. corner running E. 124 poles to a stake; thence S. 60 poles to a stake; thence W. 65 poles to a stake; thence S. 10 poles to a young cedar; thence W. 52 poles to a hackberry tree; thence a little W. of No. 70 poles to the beginning, containing 48 acres and 10 poles, more or less. Said land being bounded on the north by Will Jones; east by Carver; south by lands of Wm. Bryant and Scruggs and Samuels and on the west by Stephen Scruggs, and being the same property in which a remainder interest we conveyed by James Bryant to Arrania Carter, Tom Bryant, Dora Bryant Scruggs, Minnie Collins, Thelma Haynes Savannah Hayden, and Mary Etta Bryant, all by deed dated March 11, 1931, and recorded in Book 819, Page 357, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being 51 acres, more or less, adjoining Tract #1 described above on the south and being a part of the following described tract of land; on tract, lot or parcel of land formerly lying in the first civil district of Rutherford county, Tennessee, but now understood to be situated in Davidson County, Tennessee, after a change of County line, it being a portion of a tract known as the James Bradford, beginning at a stone, it being the southeast corner of a tract owned by the said Jas. R. Bryant; thence south 136-1/2 poles to Allen's northeast corner; thence west with Allen's line 58 poles to a stake; thence north 104-1/2 poles to a stone; thence west 12 poles to a stone; thence north 22 poles to a stake in said Bryant's south boundary line; thence east 30 poles to a stone; thence north 10 poles to a stone; thence east 57-1/2 poles to the beginning, containing by estimation 57 acres and 92 poles. Being the same property conveyed to James Bryant by Mary E. Neal by deed recorded in Book 47, Page 636, Register's Office for Rutherford County, Tennessee.

There is excepted, however, from above referenced tract, a 10-1/2 acre tract conveyed by James Bryant et ux to William Bryant by deed of record in Book 17, Page 262, Register's Office for Rutherford County, Tennessee. Being the same land acquired by inheritance and by purchase from Thelma Haynes et al, as aforesaid.

Being the same property conveyed to Stephen J. Kozy, unmarried by deed from Artie Carter Adams et vir, Carl Adams as of record in Book 5251, Page 940, Register's office for Davidson County, Tennessee and in Book 264, Page 748, Register's Office for Rutherford County, TN. The said Stephen J. Kozy having since married Charlene M. Kozy. She joins in this conveyance to convey and interest she may have to said property.

A tract of land in the 25th Civil District of Wilson County, Tennessee, and the 1st District of Rutherford County, Tennessee, being described in part of a survey of Stanley Dodson-Alford Mitchell Farm by L.C. Petty, dated May 16, 1974 and being the westerly portion of said farm. Said tract begins at a point marked by n iron pin in the center line of the Old County road, being the southwesterly corner of the Stanley Dodson-Alford Mitchell Farm Plat as of record in Plat Book 12, Page 30, Register's Office for Wilson County, Tennessee; thence with the westerly line of said farm and along the easterly margin of an Old County road, N 5 degrees east 775.2 feet to an iron pin on the easterly margin of said road; thence N 4 degrees 45 minutes east 363 feet to an iron pin at the northwesterly corner of said Stanley Dodson-Alford Mitchell Farm; thence with the northerly margin of said farm line S 85 degrees 30 minutes east 1,193 feet to a point marked by an iron pin; thence leaving said northerly line of said farm as shown on said plat S 0 degrees 02 minutes east 1,136 feet, more or less, to a point in the center line of said Old County Road; thence with the center line of said Old County Road, N 85 degrees 43 minutes west 1,281 feet, more or less, to the point of beginning.

Included in this description but specifically excluded from this deed is s tract of land containing 10 acres more or less having previously been conveyed to Stephen J. Kozy by deed from Stephen J. Kozy and Donald G. Zimmerman d/b/a G & J Enterprises of record in Deed Book 360, page 336, Register's Office for Wilson County, Tennessee.

Grantors also convey unto grantee herein a right-of-way for ingress and egress and for such utilities as may be necessary to serve the premises, 25 feet in width in, over and through the remaining lands of grantors along the northerly side of the southerly line of said premises between the premises herein conveyed and the southeasterly corner of the original tract or the remaining lands of grantors, as delineated by a wire fence and gravel road currently existing.

Being the same property conveyed to Stephen J. Kozy and Donald G. Zimmerman d/b/a G & J Enterprises, a partnership by deed from James H. Hager et ux Mary Jane Hager of record in Book 276, Page 397 and being the same property conveyed to Stephen J. Kozy by Quitclaim Deed from Barry W. Kittrell, Trustee of record in Book 386, Page 349, Register's Office for Wilson County, TN and by the said Stephen J. Kozy having since married Charlene M. Kozy. She joins in this conveyance to convey any interest she may have to said property.

Property description is taken from former deeds without benefit of a survey as per the request of buyer.