Davidson County DEEDWARR
Recvd: 05/31/01 11:09 3pgs
Fees:15.00 Taxes:758.50

20010531-0056212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03

(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Knapp Walling	None	117-13-95
(NAME)	(NAME)	
3847 Cross Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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, Bryan Lee Sasser and Ashley Baker Sasser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Knapp Walling

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Woodmont Estates, Section No. 2 of record in Book 1130, Page 99, said Regsiter's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above description, but expressly excluded therefrom is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4043, Page 24, said Register's Office, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 59 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, Page 99, said Register's Office, described as follows:

Beginning at a point where the lot line between Lot Nos. 58 and 59 intersect the present northerly margin of Abbott-Martin Road; thence South 88 deg. East with the said margin of said Road, 174.7 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 46.02 feet to the westerly margin of Sugar Tree Road; thence northwesterly along the west margin of Sugar Tree Road, 5 feet to a point; thence southwesterly around a curve, a distance of 46.02 feet to the new relocated margin of Abbott-Martin Road; thence North 88 deg. West 174.7 feet along the new relocated northerly margin of Abbott-Martin Road to a point,; thence southerly along the lot line between Lot Nos. 58 and 59, to the point of beginning.

Being that same property conveyed to Bryan Lee Sasser and George F. Sasser by deed from Lorene White Stuart of record in Book 9808, Page 590, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 3847 Cross Creek Road, Nashville, Tennessee 37214
(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 25th day of May, 2001

Bryan Lee Sasser

Ashley Baker Sasser

Ashley Baker Sasser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Lee Sasser and Ashley Baker Sasser, husband and wife

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 Brentwood, Tennessee, this 1st day of May, 2001.

Commission expires 12-27-04

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE

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

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office. Said property being further conveyed from George F. Sasser to Bryan Lee Sasser by Quit Claim Deed of record in Book 10956, Page 981, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Ashley Baker Sasser, wife of Bryan Lee Sasser, joins into this instrument for the sole purpose of conveying her interest in the aforedescribed real property by virtue of her marriage.