WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 06/05/01 19:19 3pgs
Fees:15.00 Taxes:379.81
20010605-0058908

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,650.00

R. Lyndel Littleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-6288-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Lyndel Littleton (NAME)	First Horizon Home Loan (NAME)	MAP 30
3575 Bear Hollow Road (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 41
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Irving, Texas 75063 (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 V. Walker, Jr. and wife, Martha W. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Lyndel Littleton and wife, Cheryl L. Littleton

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:

The following paragraphs describe two (2) tracts of land in the 14th Civil District of Davidson County, Tennessee, Tract 1, being that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a Quitclaim deed of record which is recorded in Deed Book 10358, Page 835, Register's Office for Davidson County, Tennessee, and a portion of that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a Quitclaim Deed of record which is recorded in Deed Book 10358, page 833, Register's Office for Davidson County, Tennessee, Tract 2, being a portion of that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a Quitclaim Deed of record which is recorded in Deed Book 10358, page 833, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin (old), in the South margin of Bear Hollow Road, marking the Northwest corner of a tract of land which belongs to B. L. Carver, having a deed reference in Deed Book 2546, Page 613, Register's Office for Davidson County, Tennessee, the Northeast corner of this tract; thence, with the West Boundary of said tract of land which belongs to B. L. Carver, S 13 deg. 05' 23" E, 75.71 feet to a point in the center of Bear Branch, the Northeast corner of a tract of land which belongs to Keith M. Bellar, having a deed reference in Deed Book 11014, page 418, Register's Office for Davidson County, Tennessee, said point being marked by a witness pin (new), on the North bank; thence, with the center of Bear Branch, and the North boundary of said tract of land which belongs to Keith M. Bellar, as follows, S 64 deg. 09' 26" W, 61.58 feet; thence, S 78 deg. 41' 09" W, 58.33 feet to a point in the center of Bear Branch, the Northwest corner of said tract of land which belongs to Keith M. Bellar, said point being marked by a witness pin (new), on the South Bank; thence, leaving the center of Bear Branch, with the West

CONTINUED

unimproved ( )
This is improved (X) property, known as 3575 Bear Hollow Road, Whites Creek, TN 37189
(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 30th day of May 2001

John V. Walker, Jr.

Martha W. Walker

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

boundary of said tract of land which belongs to Keith M. Bellar, S 01 deg. 05' 53" E, 282.85 feet to a fence post (old), marking the Southwest corner of said tract of land which belongs to Keith M. Bellar, the most Westerly Northwest corner of a tract of land which belongs to John Raymond Setters, having a deed reference in Deed Book 4404, page 821, Register's Office for Davidson County, Tennessee; thence, with the West boundary of said tract of land which belongs to John Raymond Setters, S 00 deg. 59' 30" E, 479.33 feet to an iron pin (new), marking the Southwest corner of said tract of land which belongs to John Raymond Setters, a point in the North boundary of a tract of land which belongs to Howard Mooneyhan, having a deed reference in Deed Book 5361, page 478, Register's Office for Davidson County, Tennessee; thence, with the North boundary of said tract of land which belongs to Howard Mooneyhan, N 79 deg. 49' 48" W, 68.62 feet to a fence post (old), marking the Northwest corner of said tract of land which belongs to Howard Mooneyhan, the Northeast corner of a tract of land which belongs to David Shultz, having a deed reference in Deed Book 5285, page 697, Register's Office for Davidson County, Tennessee; thence, with the North boundary of said tract of land which belongs to David Shultz, as follows, N. 75 deg. 30' 20" W, 105.54 feet to a fence post (old); thence, N 77 deg. 54' 38" W, 43.86 feet to an iron pin (new), in the North boundary of said tract of land which belongs to David Shultz; thence, with a new line, N 02 deg. 09' 22" E, 566.49 feet to an iron pin (new), marking the Southeast corner of a tract of land which belongs to Velma A. Harp, having a deed reference in Deed Book 11310, page 705, Register's Office for Davidson County, Tennessee; thence, with the East boundary of said tract of land which belongs to Velma A. Harp, N 02 deg. 09' 22" E, 75.90 feet to a point in the center of Bear Branch, the most Easterly Northeast corner of said tract of land which belongs to Velma A. Harp, said point being marked by a witness pin (new), on the South bank; thence, leaving the center of Bear Branch, and continuing with the Northerly boundary of said tract of land which belongs to Velma A. Harp, N 60 deg. 14' 56" W, 139.89 feet to an iron pin (new), in the South margin of Bear Hollow Road, marking the most Northerly Northeast corner of said tract of land which belongs to Velma A. Harp; thence, with the South margin of Bear Hollow Road, as follows, N 77 deg. 56' 48" E, 62.38 feet; thence, N 75 deg. 09' 15" E, 66.87 feet; thence, N 72 deg. 02' 15" E, 99.27 feet; thence, N 71 deg. 24' 06" E, 91.98 feet; thence, N 72 deg. 13' 59" E, 59.42 feet; thence, N 76 deg. 19' 14" E, 28.63 feet to the point of beginning, containing 3.83 acres as surveyed by Richard C. Kessinger, R.L.S., Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee, 37172, May 7, 2001.

Being the same property conveyed to John V. Walker, Jr. by deeds of record in Book 4719, Page 321, Book 4890, Page 847 and Book 10358, Page 835, Register's Office for Davidson County, Tennessee. Emma Lee Walker retains a Life Estate to subject property but however she has since died.

Martha W. Walker joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to John V. Walker, Jr.

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 John V. Walker, Jr. and wife, Martha W. Walker

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 Goodlettsville, Tennessee, this 30th day of May, 2001.

Commission expires 10-25-03

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