WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/01 14:58 3pgs
Fees:15.00 Taxes:133.85

20010619-0065059

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,177.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davy L. Mayes	Same as New Owner	MAP 12
(NAME)	(NAME)	
102 Roanoke Drive		PARCEL 94
(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, D. W. Carter and Frank Walden and wife, Lourie E. Walden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davy L. Mayes and wife, Tanya Mayes

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:

A certain of tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the south right of way of the Seaboard System Railroad and the southwesterly right of way of Old Dickerson Pike the northeast corner of this tract and continuing with the southwest right of way of Old Dickerson Pike as follow: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S. 22 deg. 50' 11", 62.14 feet to an iron pin; thence S. 31 deg 45' 19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, Page 617, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to J. T. Leeman as follows: S. 63 deg. 03' 16" W. 203.69 feet to an iron pin; thence N. 61 deg. 05' 14", with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, Page 180 Register's Office for Davidson County, Tennessee thence N. 26 deg. 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 90 degree angle from the center line of the main tract of the Seaboard System Railroad; thence S. 61 deg. 37' 30" E parallel with an 100.00 feet at a right angle from the center line of the main tract 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Sheppard, dated

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8029 Old Springfield Hwy., 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 ~~my~~ our hand s this 18th day of June, 2001

D. W. Carter

Lourie E. Walden

Frank Walden

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 D. W. Carter and Frank Walden and wife, Laurie E. Walden

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 Madison _____, Tennessee, this 18th day of June, 2001.

Commission expires March 23, 2002

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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

6/19/85.

Being the same property conveyed to D. W. Carter, Frank Walden and wife, Lourie E. Walden from David Upton and wife, Stephanie Upton by Deed in Lieu of Foreclossure of record in Book 8862, Page 636, Register's Office for Davidson County, Tennessee.