Davidson County DEEDWARR
Recvd: 06/26/01 10:45 4pgs
Fees:19.00 Taxes:1091.50

20010626-0067565

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $295,000.00.

Billy Joe Willis
Affiant

Sworn to and subscribed before me on this the 20th day of June, 2001.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 1-7-

MORTGAGEE:

Estate of Diana C. Shipman
% Bernis E. & William Shipman
2008 Neelys Bend Road
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Billy Joe Willis		
Mr./Ms. Joe E. Willis	Same as Owners	074-00-0 058.00

801 Canton Pass

Madison, TN 37115

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILLIAM E. SHIPMAN and BERNIS E. SHIPMAN, Co-Executors of the Estate of Diana Christine Shipman and WILLIAM E. SHIPMAN, BERNIS E. SHIPMAN and LOIS C. JONES, heirs of the said Diana Christine Shipman,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BILLY JOE WILLIS and wife, BETTY L. WILLIS and JOE E. WILLIS and wife, MICHELE A. WILLIS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly half of a tract of land composed of parts of tracts Nos. 1 and 2 and all of tract No. 3, of the Mary A. Whay land in the 11th Civil District of Davidson County, Tennessee, as of record in Minute Book No. 6, Page 366, County Court of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of Neely's Bend Road, said point being in Summers west line and being the southeast corner of Tract No. 1 in the Mary A. Whay land; thence with the center of said road and with said Summers west line south 16 degrees east 280 feet to a point; thence south 8 degrees west 184 feet to a point; thence south 8 degrees east 436 feet to a point near the corner of the Rucker and Pearson and Summers tracts, being the southeast corner of the north half and the northeast corner of the south half of the Cuniff Farm; thence leaving said road, with the dividing line between the two parts of the Cuniff Farm, south 72 degrees 35 minutes, west 1640 feet to a point about 30 feet north of a spring, thence continuing with said dividing line south 49 degrees 30 minutes west 1350 feet to the low water mark of the Cumberland River, the southwest corner of said north half of Cuniff Farm. Thence with said low water mark north 27 degrees 30 minutes west 825 feet to a point, the northwest corner of the north half of said farm. Thence leaving the river, north 62 degrees east with Joe Warren's south

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED PROPERTIES:

TRACT NO. ONE:

LAND in Davidson County, Tennessee, being a tract of land lying entirely below the 397.8 foot contour line above mean sea level, situate on the right descending bank of the Cumberland River, in the 11th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

BEGINNING at a point where the 397.8 foot contour line crosses the dividing line between the lands now or formerly of B. E. Shipman, et ux, and the lands of the subject owner, said point being South 58 degrees 45' west 3,176 feet, more or less, from the most northwesterly corner of the lands of the subject owner, thence, leaving said Shipman line, severing lands of the subject owner, and following the 397.8 foot contour line as it meanders generally south 28 degrees 30' east 820 feet to a point in the line of the lands now or formerly of E. W. Traylor; thence, leaving said contour line and along said Traylor line, south 49 degrees 30' west 25 feet to a point in the ordinary high water line of the Cumberland River; thence, northwesterly and downstream, following the meanderings of said water line, a distance of 825 feet, more or less, to a point in the line of the lands of said Shipman; thence, leaving said water line and along said Shipman line, north 58 degrees 45' east 25 feet to the point of beginning, containing five tenths (0.50) of an acre, more or less.

BEING the same property conveyed to United State of America by Warranty Deed of Flowage Easement from B. E. Shipman and wife, Christine Shipman, dated January 21, 1954, of record in Book 2246, page 65, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:

LAND in the 11th Civil District of Davidson County, Tennessee, described partially according to a survey made by Z. J. Wilkinson, Surveyor, dated April 16, 1962, as follows:

BEGINNING at a point in the center line of Neely's Bend Road at the southeasterly corner of the property conveyed to James Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, page 451, Register's Office for said County; thence south 7 degrees 30' east with the center of said Road 178 feet to a point; thence south 68 degrees 00' west 652 feet to an iron pin; thence north 8 degrees 30' west 107.2 feet to an iron pin; thence north 62 degrees 15' east along a fence line 675 feet to the point of beginning, containing 2.08 acres.

BEING the same property conveyed to Bernis E. Shipman and wife, Fay Shipman, by Warranty Deed from B. E. Shipman and wife, Christine C. Shipman, dated May 19, 1962, of record in Book 3401, page 319, Register's Office for Davidson County, Tennessee; and to Christine Diana Carter Shipman, William E. Shipman, Sr., and wife, Nancy S. Shipman, by quitclaim deed from Christine Diana Carter Shipman, of record in Book 11306, page 476, Register's Office for Davidson County, Tennessee.

TRACT NO. THREE

LAND in the 11th Civil District of Davidson County, Tennessee, described partially according to a survey made by Z. J. Wilkinson, Surveyor, dated April 16, 1962, as follows:

BEGINNING at a point in the center line Neely's Bend Road south 7 degrees 30' East 178 feet from the southeasterly corner of the property conveyed to James Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, Page 451, Register's Office for said County; thence South 7 degrees 30' East with the center line of said Road 182 feet to a point; thence

Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, Page 451, Register's Office for said County; thence South 7 degrees 30' East with the center line of said Road 182 feet to a point; thence south 74 degrees 30' West 635 feet to an iron pin; thence north 8 degrees 30' West 107.2 feet to an iron pin; thence North 68 degrees 00' East 652 feet to the point of beginning, containing 2.08 acres.

BEING the same property conveyed to William E. Shipman and wife, Nancy B. Shipman by Warranty Deed from B. E. Shipman and wife, Christine C. Shipman, dated May 19, 1962, of record in Book 3401, Page 357, Register's Office for Davidson County, Tennessee. The said William E. Shipman and wife, Nancy B. Shipman conveyed this tract to Christine D. Shipman, Bernis E. Shipman and wife, Eva Fay Shipman in Book 10699, Page 575; further Quitclaimed to Sharon D. Shipman a one-half interest and Bernis Shipman and wife, Fay Shipman a one-half interest in Book 11306, page 480, said Register's Office.

TRACT NO. FOUR:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated April 20, 1970, made by Gary R. Cummings, Surveyor, as follows:

Beginning at an iron pin in the westerly margin of Neely's Bend Road, same being the northeasterly corner of the property conveyed to Elwood Traylor by deed of record in Book 1237, page 482, Register's Office for said County, and the southeasterly corner of the property herein described; thence leaving said margin with said Traylor and a fence, South 73 degrees 06' West 854.2 feet to an iron pin, corner to the remaining lands of B. E. Shipman in the line of said Traylor; thence with said Shipman as follows: North 8 degrees 25' West 140.6 feet to an iron pin, North 73 degrees 22' East 601.4 feet to an iron pin, North 7 degrees 59' West 45.65 feet to an iron pin and North 69 degrees 23' East 255.7 feet to an iron pin in the westerly margin of said Neely's Bend Road; thence with said margin, South 8 degrees 14' East 200.0 feet to the beginning, containing 3.0 acres, more or less.

Being the same property conveyed to David M. Jones and wife, Lois C. Jones, by Warranty Deed dated June 1, 1970, from B. E. Shipman, and wife, Christine C. Shipman of record in Book 4424, Page 120, Register's Office for Davidson County, Tennessee.

TRACT NO. FIVE:

LAND in Davidson County, TN being approximately 2.014 acres of land on the Plan of Shipman Subdivision of record in Book 8250, Page 790, said Register's Office.

BEING the same property conveyed to William E. Shipman, Sr. and wife, Nancy S. Shipman by Deed from CHRISTINE DIANA CARTER SHIPMAN of record in Book 10699, Page 587, said Register's Office.

ALL BEING the same property conveyed to CHRISTINE DIANA CARTER SHIPMAN by Quitclaim Deed of record in Book 11430, page 976, Register's Office for Davidson County, TN.

THERE IS ALSO CONVEYED HEREWITH A 3-YEAR TEMPORARY EASEMENT ACROSS THE EXISTING DRIVEWAY ALONG THE SOUTHERLY PORTION OF PARCEL 79 OF THE METRO TAX MAP OF PROPERTY OWNED BY WILLIAM E. SHIPMAN AND WIFE, NANCY S. SHIPMAN TO THE SAID BILLY JOE WILLIS, ET AL.

IT IS UNDERSTOOD THAT A LARGE PORTION OF THE WITHIN-DESCRIBED AND CONVEYED PROPERTY IS CONTAINED WITHIN THE FLOOD PLAIN.

This is (improved/unimproved) property known as ____ Neely's Bend Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 20th day of June, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ESTATE OF DIANA CHRISTINE SHIPMAN

BY: _____
William E. Shipman, Executor

BY: _____
Bernis E. Shipman, Executor

_____ _____
WILLIAM E. SHIPMAN BERNIS E. SHIPMAN

_____
LOIS C. JONES

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Estate of Diana Christine Shipman by William E. Shipman, Executor and Bernis E. Shipman, Executor and William E. Shipman, Bernis E. Shipman and Lois C. Shipman, heirs, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 20th day of June, 2001.

_____
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 06/24/2001