Davidson County DEEDWARR
Recvd: 07/12/01 13:59 2pgs
Fees:13.00 Taxes:51.80
20010712-0074340

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Sandra Gail Gant 104 Baylee Mika Ct. Joelton, Tennessee 37080	Sandra Gail Gant SAME	Map No. 49 P/O Parcel 287

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Sandra D. Gant
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 12th DAY OF July, 2001.

Toni Barrett
Notary Public

MY COMMISSION EXPIRES: 5-30-04
(affix seal)

TONI BARRETT NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, John Gant, UNMARRIED, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Gail Gant HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the seventh councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being more particularly described according to a map by: H & H Lan Surveying, Inc. - Job No.: 2001-347 - Dated: May 22, 2001 as follows:

Beginning at a wood stake (new) on the westerly right-of-way line of Knight Road (50' R.O.W.) that is 1200 feet more or less north of Green Lane. Said stake also being the northeast property corner of a tract of land as deeded to Charles W. Hawkins, III as of record in deed book 9812, page 726 R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line with the northerly property line of the Hawkins Tracts S 85°40'00"W 907.44 feet to wood stake (new); thence,

2. Leaving said northerly property line with a new line through the property of which this tract is a part, N 04°24'17"W 156.58 feet to a wood stake set in the southerly property line of a tract of land as deeded to

Rita C. Allen as of record in deed book 11431, page 655 R.O.D.C., Tennessee; thence,

3. With the southerly property line of the Allen tract, in part, N 85°35'43"E 317.81 feet to a wood stake (new); thence,

4. Leaving said southerly property line, with a new line through the property of which this tract is a part, S 04°24'17"E 131.97 feet to a wood stake (new); thence,

5. N 85°40'00"E 592.55 feet to a wood stake (new) on the westerly right-of-way line of Knight Road; thence,

6. With said right-of-way line S 02°15'26"W 25.17 feet to the point of beginning and containing 64,602 square feet or 1.4830 acres more or less as calculated b the above bearings and distances. This tract shall have a 25-foot wide ingress / egress easement along the entire southerly property line of the above described tract of land.

This is unimproved property.

This tract is a portion of the same property as deeded to John Gant as of record in deed book 10548, page 74 R.O.D.C., Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 12th day of July, 2001.

JOHN GANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, John Gant, 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 Nashville, Tennessee, this 12th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 5-30-04

