Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/01 14:38 3pgs
Fees:18.00 Taxes:222.00

20010718-0076265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

James Ruggles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ruggles (NAME)	Same (NAME)	MAP 112
8532 Old Charlotte Pike (ADDRESS)	(ADDRESS)	PARCELS 7 AND 111
Pegram, TN 37143 (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, Jesse Walter Gill, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ruggles and Sammie James

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:

Tract 1:
Land in the Eighth Civil District of Davidson County, and described in a survey of Z. J. Wilkinson, Surveyor, June 26, 1961, as follows:

Beginning at a point in the center of the Old Charlotte Road at the southeast corner of property belonging to Waggoner and recorded in Book 2746, page 28, R.O.D.C. thence North 9 deg. East 1165 feet to an iron pipe; thence North 87 deg. 30' West 320 feet to the margin of Pond Creek Road; thence North 27 deg. East 520 feet to a point; thence South 87 deg. 30' East 288 feet to a point; thence North 2 deg. 30' East 175 feet to a point; thence North 87 deg. 30' West 208 feet to the margin of Pond Creek Road; thence North 27 deg. East 128 feet to a point; thence North 8 deg. East 185 feet to a point; thence North 3 deg. 30' West 185 feet to a point; thence North 86 deg. 30' East 209 feet to an oak tree; thence South 2 deg. 30' West 334 feet to a painted tree; thence South 2 deg. 30' East 280 feet to a water oak tree; thence South 2 deg. 30' West 1150 feet to a point; thence South 16 deg. West 415 feet to an iron pipe; thence South 2 deg. 30' West 80 feet to the center of Old Charlotte Road; thence South 80 deg. West 301 feet in the center of said road to the point of beginning, containing 15.42 acres.

Tract 2:
Land in Davidson County, Tennessee
Old Charlotte Pike
301 X 82 X IR
Field Book Number 8D39560
Map 112 Parcel 111

CONTINUED

unimproved ( )
This is improved (X) property, known as 8514 Old Charlotte Pike, Pegram, TN 37143
(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 13th day of July, 2001

Jesse Walter Gill by Del E. Clayton, Attorney in Fact
Jesse Walter Gill
by Del E. Clayton by Power of Attorney of record in Instrument No. 20010718-0076264

Register's Office for Davidson County, TN

Del E. Clayton and Delbert E. Clayton being one and the same person.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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 DAVIDSON)

On July 13, 2001, before me personally appeared Del E. Clayton to me known to be the person who executed the foregoing instrument in behalf of Jesse Walter Gill and acknowledged that he executed same as the free act and deed of said Jesse Walter Gill for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2001.

My Commission Expires:

3-26-05

Notary Public

LEGAL DESCRIPTION CONTINUATION

Tract 1: Being the same property conveyed to Jesse Walter Gill and wife, Betty Ruth Gill by deed from Willie W. Johnson and wife, Hortie D. Johnson of record in Book 3277, page 53, and to Jesse Walter Gill by deed from Betty Ruth Gill of record in Book 3436, page 443, Register's Office for Davidson County, TN.
Tract 2: Being the same property conveyed to Jesse Walter Gill by deed from Billy G. Gregory and wife, Estelle A. Gregory of record in Book 8050, page 619, Register's Office for Davidson County, TN.

Subject to right of way for Old Charlotte Pike.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.