WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 07/19/01 15:47 2pgs
Fees:13.00 Taxes:342.93

20010719-0076887

G-6747-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,685.00

X Stephen Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 2001

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 11/24/01
(AFFIX SEAL)

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
Stephen Flatt (NAME)	New Owners (NAME)	PART OF:
155 Twin Oaks Drive (ADDRESS)	(ADDRESS)	MAP 7
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 78

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, Gourley and Associates, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Flatt and wife, Kristy Warren-Flatt

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:

TINNIN ROAD ESTATES - TRACT #9 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the easternmost northeast corner of Tract #8 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 491.54 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #8 South 86 degrees 43 minutes 11 seconds West 225.00 feet to an iron rod; thence North 84 degrees 37 minutes 42 seconds West 444.60 feet to an iron rod; thence North 05 degrees 22 minutes 18 seconds East 346.51 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 611.65 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 233.15 feet to a point, same being a point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 04 degrees 56 minutes 19 seconds, a radius of 979.93 feet, a tangent length of 42.26 feet, and a chord of South 06 degrees 29 minutes 10 seconds East 84.44 feet; thence along said curve an arc length of 84.47 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5.01 acres, Tinnin Road, 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 hand this 16th day of July 2001

Gourley and Associates, LLC
By: Ronald W. Gourley - Chief Mgr
Ronald W. Gourley, Chief Manager

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Gourley and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Gourley and Associates, LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 Ronald W. Gourley as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 16th day of July, 2001.

My commission expires 11-24-01

Kathy J. Byers
Notary Public

Continued from page one

BEING part of the same property conveyed to Gourley and Associates, LLC, a Tennessee Limited Liability Corporation, by deed of record in Book 11399, Page 110, and by deed in Instrument No. 20001129-0117021, Register's Office for Davidson County, Tennessee.