Davidson County DEEDWARR
Recvd: 08/03/01 09:31 3pgs
Fees:18.00 Taxes:392.20

20010803-0082786

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 106,00.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 30, 2002

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John D. Harrington and wife, **Patricia P. Harrington**	Same	Map 114-00-0
7413 Lakeview Dr.		Parcel 084.00
Nashville, TN 37290		

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, **ESTATE OF HAROLD F. LAWSON BY DEBORAH D. EVETTS, EXECUTRIX AND DEBORAH D. EVETTS, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. HARRINGTON** AND WIFE, **PATRICIA P. HARRINGTON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LYING and being situated in the Eighth Civil District of Davidson County, Tennessee and being a portion of the Harold F. Lawson Heirs property of record in Book 8506, Page 701, in the Register's Office for Davidson County, (R.O.D.C.) and being more particularly described as follows:

BEGINNING at a point in the southern margin of U. S. Highway 70 (Charlotte Pike), 40' from the centerline, said point being located N 42 deg. 29' 17" W, 20.00' from a northeast corner of property now or formerly belonging to Dorothy Marie Scott, said property being of record in Book 4874, Page 869; R.O.D.C.

THENCE with said road margin and a survey by R. L. Spears & Co. dated November 25, 1991 to points as follows:

381.79' along the arc of a 778.60' radius curve to the right, chord bearing and length N 61 deg. 10' 22" E, 377.98'; S 14 deg. 38' 21" E, 25.00'; 48.22' along the arc of a 753.60' radius curve to the right, chord bearing and length N 76 deg. 54' 45" E, 48.21'; N 78 deg. 44' 44" E, 47.60'; N 11 deg. 15' 16" W, 25.00' and N 78 deg. 44' 44" E, 309.83' to an existing iron rod 40' from the centerline;

THENCE leaving the highway with Tract No. 1 on new lines as surveyed by Bennett & Sons surveyors and Planners, Inc., dated July 18, 2001 as follows:

S 44 deg. 13' 11" W, 195.30' to an iron rod and S 31 deg. 05' 54" W, passing the centerline of a 20' wide ingress/egress easement (described below) at 14.42', on in all 100.19' to an existing iron rod;

THENCE with property now or formerly owned by Robert L. Urban, said property of record in Book 3460, Page 120; R.O.D.C and the said Scott property as follows:

S 75 deg. 20' 49" W, passing over an existing iron rod at 53.53', on in all 214.11' to an existing iron rod; (continuing with said R. L. Spears survey) S 75 deg. 20' 34" W, 118.04' to a point; N 29 deg. 59' 26" W, 42.00' to a point; S 64 deg. 00' 34" W, 144.00' to a point and N 44 deg. 11' 30" W, 81.59' to a point;

THENCE N 42 deg. 29' 17" W, 20.00' to the beginning, containing 2.35 acres, more or less.

BEING part of the same property conveyed to Harold F. Lawson and wife, Dorothy E. Lawson, by deed from Clinics L. Barrett and wife, Betty J. Barrett, recorded in Book 6506, Page 306, Dorothy E. Lawson having predeceased Harold F. Lawson, the will of Harold F. Lawson of record in Volume 1794/328973, Davidson County Probate Court Clerk's Office devised the property to Deborah D. Evetts.

TOGETHER with a non-exclusive easement for ingress and egress, 20 feet wide, the center line of which is described as follows:

BEGINNING at a point in the south margin of Charlotte Pike, 40' from the centerline, said point being located N 78 deg. 40' 23" E, 17.68' from the northeast corner of Tract No. 1 (described above); thence leaving the highway and running parallel to Tract No. 1 S 44 deg. 13' 11" W, 212.63' to a point; thence S 75 deg. 00' 00" W, 13.14' to a point in an east line of Tract No. 1 according to a survey by Bennett and Sons, Surveyors and Planners, Inc., dated July 18, 2001.

The description herein is NOT the same as it appears on the previous deed of record.

Property sold "AS IS"

This is improved property known as:

7679 Charlotte Pike, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 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 hands this 31 day of July 2001.

ESTATE OF HAROLD F. LAWSON

Deborah D. Evetts Executrix
DEBORAH D. EVETTS, Executrix

Deborah D. Evetts
DEBORAH D. EVETTS, Individually

STATE OF TEXAS)
)
COUNTY OF COLLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah D. Evetts, individually and as Executrix of the Estate of Harold F. Lawson**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Plano, Texas, this 31st day of July 2001.

SHERRY A. BOUNDS
Notary Public, State of Texas
My Commission Exp. 05-31-2003

Sherry A. Bounds
NOTARY PUBLIC
State of Texas

My commission expires: _____