# WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 09/12/01 14:44 3pgs
Fees:18.00 Taxes:495.80

20010912-0099528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

G-6973-E

**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 |
|---|---|---|
| Nathan Wall (NAME) | Same as new Owner (NAME) | MAP 31-42 |
| P.C. Box 378 (ADDRESS) | (ADDRESS) | MAP 31-41 |
| White's Creek, TN 37189-0278 (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, Holly Ann Dutton Tucker and David Marshall Dutton, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Wall and wife, Patricia Wall

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:

Being a tract of land lying in the 10th Civil District of Davidson County, Tennessee being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee, Tennessee No. 697, dated November 29, 2000, as follows:

BEGINNING at an Iron Rod (new), said point being located on the northerly bank of a drain, and also being located, South 53 degrees 44 minutes 01 seconds East, 485.00 feet, from an Iron Rod (old) on the easterly margin of Lickton Pike; thence, South 53 degrees 44 minutes 01 seconds East, 50.02 feet, to an Iron Rod (old); thence, South 53 degrees 42 minutes 42 seconds East, 618.23 feet, to an Iron Rod (old); thence, South 4 degrees 58 minutes 00 seconds West, 962.74 feet, to an Iron Rod (old); thence, South 00 degrees 00 minutes 00 seconds East, 532.25 feet, to an Iron Rod (old); thence, South 64 degrees 04 minutes 17 seconds West, 1,319.22 feet, to an Iron Rod (old); thence, North 01 degrees 45 minutes 15 seconds East, 687.17 feet, to an Iron Rod (new); thence, North 13 degrees 17 minutes 18 seconds East, 1,178.10 feet, to an Iron Rod (new); thence, North 23 degrees 32 minutes 18 seconds East, 478.50 feet, to an Iron Rod (new); thence, North 52 degrees 17 minutes 18 seconds East, 313.50 feet to the point of beginning of the description, containing 2,092,588.68 square feet and/or 48.04 acres, more or less.

The above-referenced legal description is prepared for the purpose of combining two lots - Tracts 1 and 2 as shown on deed to Sellers, and for the purpose of referencing ingress-egress easement and drainage easements, all as shown on said survey attached hereto as "Exhibit A".

Being the same property conveyed to Holly Ann Dutton, unmarried and David

CONTINUED

unimproved ( X)
This is improved ( ) property, known as 5151 Lickton Pike, 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 our hand s this 28th day of August 2001

Holly Ann Dutton Tucker

Lakon Tucker

David Marshall Dutton



DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Marshall Dutton, unmarried by deed from Felicia H. Dutton, a widow of record in Book 9353, Page 122, Register's Office for Davidson County, Tennessee. The said Holly Ann Dutton having since married and is now known as Holly Ann Dutton Tucker. David Marshall Dutton having since married.

Lakon Tucker, spouse of Holly Ann Dutton Tucker, joins in this conveyance for the express purpose of relinquishing all marital rights he has in subject property now or in the future.

THE GRANTOR HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF DAVID MARSHALL DUTTON.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly Ann Dutton Tucker and David Marshall Dutton, both married, and Lakon Tucker

the bargainor s, 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 Goodlettsville, Tennessee, this 28th day of August, 2001

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ 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