WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/01 15:44 3pgs
Fees:18.00 Taxes:370.00

20010920-0102206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

James A. Bunch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BUNCH (NAME)	SAME (NAME)	P/O MAP 63
2340 RIVERWAY DRIVE (ADDRESS)	(ADDRESS)	PARCEL 188.00
OLD HICKORY, TN 37138 (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, MARGARET MARIE PIERCEY DILLARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BUNCH AND WIFE, SUSAN E. BUNCH

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:

Land lying in the 9th, (formerly 11th) Councilmanic District of Davidson County, State of Tennessee, being described as Tract Four of Dillard Hill Estates, not of record, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 of the Final Plat, Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Commencing at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife, property of record in Book 5883, page 211, R.O.D.C., TN; thence along said road, N 80 deg. 41'51" E, a distance of 51.23 feet to an iron rod; thence leaving said road, S 21 deg. 53'11" E, a distance of 342.55 feet to an iron rod; thence S 49 deg. 07'17" E, a distance of 265.05 feet to an iron rod; thence S 21 deg. 39'26" E, a distance of 209.89 feet to an iron rod; thence S 08 deg. 09'50" E, a distance of 501.75 feet to the POINT OF BEGINNING of the herein described tract of land; thence N 81 deg. 50'10" E, a distance of 548.05 feet to an iron rod; thence S 25 deg. 55'02" E, a distance of 405.02 feet to an iron rod; thence S 81 deg. 50'10" W, a distance of 494.41 feet to an iron rod; thence N 50 deg. 18'40" W, a distance of 263.96 feet to an iron rod; thence N 08 deg. 09'50" W, a distance of 190.02 feet to the point of beginning.

Also conveyed herewith are all those certain rights contained in that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for

CONTINUED

unimproved (X)
This is improved ( ) property, known as TRACT 4, DILLARD HILL ESTATES, MADISON, TN 37115
(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 12th day of September, 2001

Margaret Marie Piercey Dillard
MARGARET MARIE PIERCEY DILLARD

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 MARGARET MARIE PIERCEY DILLARD, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee this 12th day of September, 2001.

Commission expires 4-28-04

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

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee. This conveyance is further made SUBJECT TO that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to MARGARET MARIE PIERCEY DILLARD, by Deed of record in Book 5883, page 702, Register's Office for Davidson County, Tennessee.

By virtue of that certain "greenbelt" application of record in Book 8958, page 469, Register's Office for Davidson County, Tennessee, the Grantor herein acknowledges responsibility for any rollback taxes which may be assessed by virtue of the conveyance this date.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.