RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40195 File Box "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 305,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **23rd** DAY OF AUGUST

Notary Public

MY COMMISSION EXPIRES:

ALEX D. MAZER NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JEFFREY W. SWEET and wife, **DARLENE C. SWEET** **5820 Craft Road** **Joelton, Tennessee 37080**	**S A M E**	**29-366** **14D 52577**

FOR AND IN 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 **DAVID L. SHANOWER AND WIFE, KIM SHANOWER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. SWEET AND WIFE, DARLENE C. SWEET**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND lying in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being fully described on Exhibits "A" and "B", as property description for Tract 4 and Tract 5, which is attached hereto and made a part hereof as fully as if copied verbatim herein.

SEE ATTACHED LEGAL DESCRIPTIONS

BEING the same property conveyed to David L. Shanower by deed from Raymond E. Foster and wife, Jane Foster, of record in Book 9655, page 769, Register's Office for Davidson County, Tennessee. The said Kim Shanower, wife of David L. Shanower, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the martial estate or otherwise.

Unimproved ( )

This is improved (**X**) property, known as **5820 Craft Road, Joelton, Tennessee 37080**

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.

Davidson County DEEDWARR
Recvd: 09/25/01 08:22 4pgs
Fees:23.00 Taxes:1128.50
20010925-0103242

WITNESS OUR HANDS THIS 23rd DAY OF AUGUST, 2001.

David L. Shanower

DAVID L. SHANOWER

Kim Shanower

KIM SHANOWER

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 DAVID L. SHANOWER and wife, KIM SHANOWER, 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 Nashville, Tennessee, this the 23rd day of August, 2001.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002

Property Description

Tract 4

(Tax Map 29; Parcel 366)

Beginning at an iron pin located in the southeasterly margin of a 50-foot wide ingress & egress & utility easement extending from the end of the public dedication of Craft Road, said iron pin being referenced from an iron pin located at the southeast corner of the public right of way of Craft Road by the following courses:

Along a curve to the right (Δ= 9° 22' 58"; R= 1129.65') a distance of 184.99 feet to an iron pin;
Thence, South 15° 17' 18" West, 341.48 feet to an iron pin;
Thence, along a curve to the right (Δ= 10° 11' 08"; R= 1770.25') a distance of 314.70 feet to an iron pin,
Thence, South 25° 28' 26" West, 82.00 feet to the point of beginning of Tract 4;

Thence, South 64° 31' 34" East, 100.00 feet to an iron pin;
Thence, South 05° 03' 46" West, 345.57 feet to an iron pin;
Thence, South 68° 30' 06" East, 130.41 feet to an iron pin;
Thence, South 20° 13' 50" West, 645.56 feet to an iron pin;
Thence, North 49° 03' 27" West, 334.55 feet to an iron pin, said pin being the southeast corner of Tract No. 5;
Thence, North 21° 07' 55" East, 534.05 feet to an iron pin;
Thence, North 46° 44' 54" East, 75.65 feet to an iron pin;
Thence, North 32° 00' 39" East, 66.04 feet to an iron pin;
Thence, North 21° 28' 57" East, 79.30 feet to an iron pin;
Thence, North 24° 45' 41" West, 99.13 feet to an iron pin;
Thence, North 25° 28' 26" East, 57.33 feet to the point of beginning, containing 5.00 acres, more or less; being Tract No. 4 as conveyed to David L. Shanower from Raymond E. Foster, by deed of record in Book 9655, Page 774 of the Register's Office of Davidson County, Tennessee.

Prepared By: William M. Keel
William M. Keel, R.L.S. No. 990

WILLIAM M. KEEL
REGISTERED LAND SURVEYOR
NO. 990
STATE OF TENNESSEE

Property Description

Tract No. 5

(Tax Map 29; Parcel 367)

Beginning at an iron pin located at the southeasterly most corner of a 50-foot wide ingress & egress & utility easement extending from the end of the public dedication of Craft Road, said iron pin being referenced from an iron pin located at the southeast corner of the public right of way of Craft Road by the following courses:

Along a curve to the right (Δ= 9° 22' 58"; R= 1129.65') a distance of 184.99 feet to an iron pin;

Thence, South 15° 17' 18" West, 341.48 feet to an iron pin;

Thence, along a curve to the right (Δ= 10° 11' 08"; R= 1770.25') a distance of 314.70 feet to an iron pin,

Thence, South 25° 28' 26" West, 139.33 feet to the point of beginning of Tract 5;

Thence, South 24° 45' 41" East, 99.13 feet to an iron pin;
Thence, South 21° 28' 57" West, 79.30 feet to an iron pin;
Thence, South 32° 00' 39" West, 66.04 feet to an iron pin;
Thence, South 46° 44' 54" West, 75.65 feet to an iron pin;
Thence, South 21° 07' 55" West, 534.05 feet to an iron pin;
Thence, North 49° 03' 27" West, 582.11 feet to an iron pin;
Thence, North 30° 10' 29" East, 599.97 feet to an iron pin;
Thence, North 87° 42' 29" East, 250.73 feet to an iron pin;
Thence, South 75° 47' 49" East, 155.82 feet to an iron pin;
Thence, South 25° 28' 26" West, 89.33 feet to an iron pin;
Thence, South 64° 31' 34" East, 50.00 feet to the point of beginning, containing 8.92 acres, more or less; being the remaining portion of Tract 5 as conveyed to David L. Shanower from Raymond E. Foster, by deed of record in Book 9655, Page 774 of the Register's Office of Davidson County, Tennessee.

Prepared By: _____
William M. Keel, R.L.S. No. 990

WILLIAM M. KEEL
REGISTERED LAND SURVEYOR
NO. 990
STATE OF TENNESSEE