WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 10/10/01 13:56 3pgs
Fees:18.00 Taxes:362.60
20011010-0110475

G-7207-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Dennis Sterry (NAME)	Dennis Sterry (NAME)	MAP 5
8056 Jackman Road (ADDRESS)	8186 Jackman Road (ADDRESS)	PARCEL 8
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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, Mike Crecelius, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Sterry and wife, Kathy Sterry

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 in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, and partly in Robertson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Jackman Road, said point being south 63 degrees 30 minutes east 475 feet, more or less, from a stake in the fence corner of Goodman's, formerly Rip Bower's easterly line; thence north 3 degrees 30 minutes east 1350 feet, more or less, along the westerly boundary line of the property conveyed to Alene Milligan, by deed from Clara McMurrey, of record in Book 4013, page 478, to a point in Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek, 100 feet to a point; thence north 3 degrees, 30 minutes east 256.3 feet, more or less, to a point; thence north 87 degrees west 488 feet, more or less, along the southerly line of Dallas property to a pin; thence south 5 degrees west along Goodman's easterly line 1377 feet more or less to a pin; thence south 63 degrees 30 minutes east 475 feet more or less to the point of beginnig, containing 14.35 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Jeffrey B. Nidiffer and wife, Shelia S. Nidiffer, by deed from Joe Vickers and wife, Mary C. Vickers, of record in Book 7981, page 549, Register's Office for said County.

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Tommy E. Walker, R.L.S., Tennessee License #1465, as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 8056 Jackman Road, Joelton, TN 37080
(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 9th day of October 2001

Mike Crecelius

LEGAL DESCRIPTION CONTINUATION

Beginning at an existing iron pin in the northerly margin of Jackman Road, said pin being the most southwest corner of herein described tract, and the most southest corner of James D. Byrum (Deed Book 4464, page 616); thence leaving said margin with said Byrum's east line N. 09 deg. 29' 02" E, 975.00 feet to a set iron pin; thence S 84 deg. 16' 44" E, 219.07 feet to a set iron pin; thence south 09 deg. 59' 16" W, 122.86 feet to an iron pin set in the northerly margin of said Jackman Road; thence with said margin N. 61 deg. 00' 58" W, 197.06 feet to the point of beginning, containing 5.07 acres. more or less.

Being the same property conveyed to Mike Crecelius by deed from Garland G. Gifford and wife, Sandra Gifford, of record in Book 9628, page 55, Register's Office for Davidson County, Tennessee.

Included in this conveyance is a modular home, Vehicle Identification Nos. ALFRA2048375A and ALFRA2048375B, 1994 ROCK ALF HS.

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 Mike Crecelius

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of October 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 _____ 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