PICK-UP

Davidson County DEEDWARR
Recvd: 12/06/01 14:24 3pgs
Fees:13.00 Taxes:196.10

20011206-0134567

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE KAREN L. TRUSTY WILLIAMS

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Asso., 103 Maple Street, Smyrna, Tennessee 37167

LAND

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard K. Stone	OWNER	136-086.00
(NAME)	(NAME)	
3.72 Acres, Smith Springs Road	6313 Paddington Way	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Sandra E. Garland now known as Sandra E. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard K. Stone

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:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on South margin of New Smith Springs Road that is a distance of 652.75' easterly from common line between Lusk property and the United Stgates of America, and proceeding as follows: South 51 deg. 36' East a distance of 30.0' to an iron pin, thence with a 4554.4' radius curve to the right a distance of 233.0 feet to an iron pin; thence South 28 deg. 51' West a distance of 526.70 to an iron pin; thence, North 30 deg. 39' East a distance of 684.8 to the point of beginning and containing 3.72 acres, more or less.

Being that same property conveyed to John L. Garland and wife, Sandra E. Garland by deed from Henry E. Hooper of record in Book 6313, Page 735, said Register's Office. Further by Quit Claim Deed from John L. Garland and Sandra E. Garland to Sandra E. Garland of record in Book 9879, Page 263, said Register's Office.

Upon oath, Sandra E. Phillips warrants, covenants and certifies that she is one and the same person as Sandra E. Garland.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This conveyance is further made subject to Columbia Gulf Transmission Company Pipeline Easement of record in Book 2203, Page 571, as amended in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 3.72 Acres, Smith Springs Road, Antioch, Tennessee 37013
(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 29th day of June, 2001

Sandra E. Phillips

Sandra E. Phillips

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~RUTHERFORD~~ Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra E. Garland now known as Sandra E. Phillips

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 Smyrna, Tennessee, this 29th day of June, 2001.

Commission expires _____

CYNTHIA J. BROOKINS-BECK
MY COMMISSION # CC 846907
EXPIRES: July 4, 2003
Bonded Thru Notary Public Underwriters

Cynthia J. Brooks-Beck
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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

4238, Page 915, said Register's Office, and Deed Restrictions contained in Instrument of record in Book 4317, Page 298, said Register's Office.