# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/01 14:26 3pgs
Fees:18.00 Taxes:832.50
20011227-0142677

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-7610-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 |
|---|---|---|
| Tara's Antiques, LLC (NAME) | same as new owner (NAME) | MAP 25-4 PARCEL 9 |
| 716 Park Drive (ADDRESS) | (ADDRESS) | MAP 25-4 PARCEL22 |
| Goodlettsville TN 37072 (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, James E. Waller, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara's Antiques, LLC

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 Davidson County, Tennessee, being two tracts of land in the City of Goodlettsville, Tennessee and more particularly described by Bruce Rainey & Associates, October 2, 1984, as follows:

TRACT I:

Beginning at an iron pin on the easterly margin of Link Street, S.W. corner of this tract; thence N 10 deg. 52' 06" W 62.27 feet to a set iron pin; thence N. 76 deg. 08' 58" E 88.41 feet to the right-of-way of Dickerson Pike; thence with a curve on the westerly margin of said Dickerson Pike in a southerly direction S 11 deg. 14' 17" E, on said curve with a radius of 2165.40, 62.19 feet to a point; thence N 76 deg. 06' 50" E. 88.81 feet to the point of beginning.

TRACT II:

Beginning at an iron pin on the westerly margin of Link Street, common corner to Joe D. Adams of record in Book 4968, Page 726, Register's Office for Davidson County, Tennessee, thence with westerly margin of Link Street, S 10 deg. 52' 06" E 58.91 feet to a set iron pin, thence S 80 deg. 47' 54" W 102.13 feet to a set iron pin; thence N 04 deg. 02' 59" E 63.06 feet to a set iron pin, and corner with Adams; thence N 82 deg. 27' 43" E 86.00 feet to the point of beginning.

Being the same property conveyed to James E. Waller and wife, Faye Waller by deed from Carter Howard, Trustee of record in Book 7148, Page 524, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X) property, known as 120 North Main/120 Lick Street, 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 my hand this 20th day of December 2001

James E. Waller

LEGAL DESCRIPTION CONTINUATION

The said Faye Waller having since died.

THE GRANTOR HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL DOMICLE OF JAMES E. WALLER AND WIFE ELEANOR T. MEAD.

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 James E. Waller, married

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 20th day of December 2001.

Commission expires _____

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 _____ 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