WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/01 13:43 3pgs
Fees:18.00 Taxes:481.00

20011231-0145066

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH D. WALTERS	SAME	MAP 53-08
(NAME)	(NAME)	
P.O. BOX 512		PARCEL 41
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37070		
(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, PAULA RHOTEN AND RENEE WILSON AND DEBBIE GREER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH D. WALTERS

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:

TRACT I:
Being Lot No. 4, Block 2, of the Dabbs 6 Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee. Said Lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Included in the above description but excluded therefrom is that property conveyed to Buchi Mechanical Company, Inc. from Elgin Thompson and wife, Rebecca L. Thompson, of record in Book 4915, page 700, said Register's Office, and described as follows: Being the easterly 60 feet of Lot No. 4 Block 2, of the Dabbs & Elliott Subdivision as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 44 feet on the west side of Elliott Avenue and runs backs between parallel lines 60 feet to a dead line in the rear.

TRACT II:
Being the westerly 40 feet of Lot No. 5, Block 2, Dabbs 6 Elliott Subdivision, as shown on a Map recorded in Book 547, page 97, Register's Office for said County, described as follows:
BEGINNING at a point in the line between Lot Nos. 4 and 5, said point being 60 feet from the southerly margin of Elliott Avenue; thence with the line between Lot Nos. 4 and 5, 40 feet in a southwesterly direction to the common rear corner of said Lot Nos. 4 and 5; thence along the rear line of Lot No. 5, 50 feet to the common corner of Lot Nos. 5 and 6; thence with the line between Lot Nos. 5 and 6, 40 feet to a point; thence 50 feet to the POINT OF BEGINNING.

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 A-F 24TH STREET, OLD HICKORY, TN 37138
(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 our hand s this 28th day of December, 2001

Paula Rhoten
PAULA RHOTEN

Debbie Greer
DEBBIE GREER

Renee Wilson
RENEE WILSON

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 PAULA RHOTEN AND RENEE WILSON AND DEBBIE GREER

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 28th day of December, 2001.

Commission expires _____

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

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

TRACT III:
Being part of Lot 6, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

BEGINNING in the northwest line of 24th Street at the southerly corner of a lot owned by the Grantors at the southwest corner of 24th and Elliott Streets, said point of beginning, being about 60.4 feet southwest from Elliott Street and being the easterly corner of the herein described parcel of land on which is situated a building owned by said Grantors and used for publishing newspapers; running thence southwesterly along 24th Street 39.8 feet to the southerly corner on which said building is situated; thence North 49 degrees 14 minutes West and along the southwest line of said lot on which said building is located, 50 feet to the westerly corner of said lot; thence North 40 degrees 45 minutes east along the northwest line of the lot on which said building is located, 39.8 feet to the northerly corenr of said lot; thence South 49 degrees East 50 feet to the beginning.

The building mentioned on the herein described property has since been completely demolished and removed.
INCLUDED in the above tracts description but EXCLUDED from this conveyance, are the following easements of record as follows: 1) Referring to Tract I above see Book 736, page 689, and also Book 1222, page 238, in the Register's Office for Davidson County, Tennessee. 2) Referring to Tract III above, see Book 946, page 173, Register's Office for Davidson County, Tennessee.
EXPRESSLY INCLUDED with this conveyance is a mobile home affixed, as of the date of this conveyance, to the above real property.

Being the same property conveyed to PAULA RHOTEN AND RENEE WILSON AND DEBBIE GREER by Deed of record in Book 11390, page 188, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

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.

This is not the principal residence of the Grantors.

Renee Wilson
Paula Rhoten
Debbie Greer