PICK-UP

Send Tax Bills To (new owners)

7330 Charlotte Ave.
Nashville, TN
37209

Map: ____ Parcel: ____
8DA - 29270

This Instrument Prepared By
Joe R. Johnson, II, Attorney
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 12/31/01 14:19 3pgs
Fees:18.00 Taxes:135.20
20011231-0145115

THIS DEED OF CONVEYANCE executed and delivered by **BETTY ANN DAVIDSON and MILDRED J. FAIRBANKS**, hereinafter called the Grantors, to **CASEY FAIRBANKS STEAKLEY** and **MARCIA MARIE SWAYZE**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, I, the said Grantor, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land, situate in the 8th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Tract No. 4

Land in the 8th Civil District of Davidson County, Tennessee on the westerly margin of Cub Creek Road and bounded on the South by Tract No. 3, on the West by Wright Properties, Inc., the North by Tract No. 5 and more particularly described as follows:

Commencing at an iron rod new, in the Westerly margin of Cub Creek Road, the Northeast corner of Thomas L. Mundy (Book 9646, page 246 Register's Office for Davidson County, Tennessee.) and the Southeast corner of Tract No. 1; thence with the margin of said road North 35 deg. 49 min. 25 sec. East 347.15 feet to a point of curvature; thence with a chord bearing and distance North 45 deg. 06 min. 29 sec. East 238.38 feet to a point of tangent; thence North 54 deg. 23 min. 32 sec. East 187.82 feet to an iron rod new, the Northeast corner of Tract No. 3, the Southeast corner and point of beginning of this tract;

Thence leaving said road North 67 deg. 12 min. 18 sec. West 832.45 feet to an iron rod new in the South line of Wright Properties, Inc. (Book 5356, page 897 Register's Office for Davidson County, Tennessee.) and the Northwest corner of Tract No. 3 and the Southwest corner of this tract; thence with the South line of Wright Properties, Inc. North 89 deg. 07 min. 13 sec. East 425.20 feet to an iron post old; thence with the West line of Wright Properties, Inc. North 10 deg. 17 min. 57 sec. East, 190.18 feet to an iron rod new; the Southwest corner of Tract No. 5 and the Northwest corner of this tract; thence with the South line of Tract No. 5 South 67 deg. 26 min. 09 sec. East 631.79 feet to an iron rod new in the Westerly margin of Cub Creek Road, the Southeast corner of Tract No. 5 and the Northeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 454.05 feet, a length of 237.26 feet and a chord bearing and distance of South 39 deg. 25 min. 22 sec. West 234.57 feet to a point of tangent; thence South 54 deg. 23 min. 32 sec. West 153.61 feet to the point of beginning and containing 5.22 acres according to a survey by Kenneth W. Morton, R.L.S. #623, Dated 8/15/01.

AND BEING a portion of that property conveyed to James Walter Johnson and wife, Ola Marie Johnson, being one and the same person as Ola Myrea Johnson, by deed from Morris W. Overby and wife, Vira M. Overby, of record in Book 4162, Page 606, Register's Office of Davidson County, Tennessee, said James Walter Johnson having died July 21, 1971, and Ola Myrea Johnson having died on February 1, 1990, and Ola Myrea Johnson having devised said property to Betty Ann Davidson and Mildred J. Fairbanks, by will of record in Will Book 215, page 108, County Clerk's Office of Davidson County, Tennessee. Also being the same property conveyed to Betty Ann Davidson and Mildred J. Fairbanks from Betty Ann Davidson and Mildred J. Fairbanks, Co-Executrices of the Estate of Ola Myrea Johnson, by a Quitclaim Deed appearing of record at Book 11019, Page 919, Register's Office of Davidson County, Tennessee.

ALLEN DAVIDSON, husband of BETTY ANN DAVIDSON, and HARRY FAIRBANKS, husband of MILDRED J. FAIRBANKS, join in this conveyance to transfer any marital and/or inheritance rights that they may have in said property.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs and assigns, forever.

The Grantors covenants with the Grantees, heirs and assigns, that they are lawfully seized and possessed of said interest; that they have a good and perfect right to make this conveyance, and that said property is unencumbered.

The Grantors further covenant with the Grantees that they will warrant and defend the title to said interest in said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the Grantors have hereunto set their signatures, this the 1st day of December, 2001.

Betty Ann Davidson
BETTY ANN DAVIDSON

Allen Davidson
ALLEN DAVIDSON

Mildred J. Fairbanks
MILDRED J. FAIRBANKS

Harry Fairbanks
HARRY FAIRBANKS

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 **BETTY ANN DAVIDSON AND HUSBAND, ALLEN DAVIDSON,** 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 foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 1 day of Dec., 2001.

Notary Public

My commission expires: 7/5/05

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 **MILDRED J. FAIRBANKS AND HUSBAND, HARRY FAIRBANKS,** 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 foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 1 day of Dec., 2001.

Notary Public

My commission expires: 7/5/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$36,540.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and **SWORN** to before me, this the 1 day of Dec., 2001.

Notary Public or Register

My commission expires: 7/5/05