Davidson County DEEDWARR
Recvd: 01/07/02 12:48 3pgs
Fees:18.00 Taxes:314.50
20020107-0002160

WARRANTY DEED
THIS INSTRUMENT WAS PREPARED BY

Peter C. Ensign, Attorney at Law, 6925 Shallowford Road, Suite 301, Chattanooga, TN 37421

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
JWC Specialties	SAME	103-02-0-
900 44th Ave North		242.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I James Holt Walker, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JWC Specialties, HEREINAFTER CALLED THE GRANTEE, ITS 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 First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, R.O.D.C., Tennessee and being described according to a survey dated December 19, 1995 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:

Beginning at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and also being the common corner of Lot One and Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, R.O.D.C., Tennessee and being the southeast corner of the herein described tract of land; thence

Leaving the west right-of-way line of Demoss Road and with the common line of Lot One, South 68 degrees 30 minutes 00 seconds west, 133.41 feet to an iron pin set in the east line of Lot Four of the aforementioned Demoss Subdivision; thence

With the east line of Lot Four, North 28 degrees, 32 minutes, 51 seconds west, 14.54 feet to an iron pin set; thence

Continuing with the east line of Lot Four, North 21 degrees, 30 minutes, 00 seconds west, 62.45 feet to an iron pin set at the common west corner of Lot

Two and Three of the aforementioned Demoss Subdivision; thence

Leaving the east line of Lot Four and with the common line of Lot Three, North 71 degrees, 16 minutes, 31 seconds East, 50.63 feet to an iron pin set; thence

Continuing with said common line, North 76 degrees, 26 minutes, 24 seconds East, 102.74 feet to an iron pin set in the west right-of-way line of Demoss Road; thence

With the west right-of-way line of Demoss Road, South 05 degrees, 37 minutes, 49 seconds East, 62.63 feet to the point of beginning and containing 10,149 square feet or 0.23 acres more or less.

This is improved property known as 102 Demoss Road, Nashville, TN 37209.

The Grantor's source of interest is a deed recorded in Book 9700, Page 116, Davidson County Register's Office. X 11457 - 466

The legal description contained herein is the same as in the deed of prior title.

Grantor herein specifically conveys all rights and obligations he has in the covenants, warranties and stipulations made and provided in said deeds of record in Book 11063, Page 216, and Book 11459, Page 466, Register's Office for Davidson County, Tennessee.

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 I am 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 myself, my 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 28th day of December, 2001.

James Holt Walker

STATE OF TENNESSEE HAMILTON COUNTY ss:

Before me, a Notary Public of the aforesaid State and County, personally appeared JWC Specialties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at Hamilton County, Tennessee, this the 28th day of December, 2001.

My Commission Expires: 5.7.03

NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2001.

My Commission Expires:
5.7.03

Notary Public

NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENNESSEE