PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/02 11:12 3pgs
Fees:18.00 Taxes:518.00

20020117-0007177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

George Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 2002

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Williams (NAME)	SAME (NAME)	MAP 24
2038 Shaw Road (ADDRESS)	(ADDRESS)	PARCEL 150
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, Angela Dale Sutherland and Danny Joe Sutherland and Angela Dale Sutherland, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Williams and wife, Julie Williams

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 the 2nd, formerly the 10th Civil District of Davidson County, Tennessee, and described according to a survey of Donald R. Carver, dated March 18, 1980, as follows:

Beginning at a point in the northerly margin of Shaw Road, said point being 50 feet southwest of the southwesterly corner of the property conveyed to John W. Gray by deed from Bryan Barry Jackson of record in Book 5590, page 63, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Shaw Road South 76 degrees 00' West 224.0 feet to a point, said point being the southeasterly corner of the property conveyed to William Hudgins of record in Book 5209, page 802, Register's Office for Davidson County, Tennessee; thence with the line between said lots North 2 degrees 00' East 392.00 feet to a corner post; thence South 79 degrees 00' West 100.00 feet to a point in Owen's easterly line; thence with Owen's line North 1 degree 00' East 81.00 feet to a corner post; thence South 77 degrees 00'West 75.00 feet to a corner post; said point being in the easterly line of the T. F. Bradbury property of record in Book 4573, page 21, Register's Office for Davidson County, Tennessee; thence with said Bradbury property along a fence line, North 2 degrees 45' East 750.00 feet to a point; thence South 38 degrees 11' East 426.40 feet to an iron pin; thence South 5 degrees 18' East 800.00 feet to the point of beginning, containing 6.0 acres, more or less.

BEING the same property conveyed to Dorothy R. Sutherland and Judy S. Moore, as tenants in common with right of survivorship, by Warranty Deed from Miran Niccolich and wife, Vicky L. Niccolich of record in Book 8418, page 182, Register's Office for Davidson County, TN. The said Dorothy R. Sutherland having died a resident of Davidson County, Tenenssee on February 14, 1999. The

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unimproved ( )
This is improved (X) property, known as 2038 Shaw Road, 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 our hand s this 15th day of January 2002

Angela Dale Sutherland
Angela Dale Sutherland, Executrix

Danny Joe Sutherland
By: Danny Joe Sutherland
Angela Dale Sutherland, Attorney-in-fact

By Angela Dale Sutherland

LEGAL DESCRIPTION CONTINUATION

said Judy S. Moore having since died testate, a resident of Davidson County, Tennessee on November 28, 2001. By Last Will and Testament of Judy Sutherland Moore, deceased Docket #01P-1963, Probate Court Davidson County, Tennessee, the herein described property was devised to Angela Dale Sutherland and Danny Joe Sutherland. Angela Dale Sutherland executes this instrument as Executrix pursuant to the Last Will and Testament.

Angela Dale Sutherland executes this instrument as Attorney-in-Fact on behalf of Danny Joe Sutherland pursuant to Power-of-Attorney of record by Instrument No. 20020117-0007176, Rgister's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

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 ANGELA DALE SUTHERLAND, 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 Goodlettsville, TN this 15th day of January, 2002.

My Commission Expires: 10/25/03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANGELA DALE SUTHERLAND to me known to be the person who executed the foregoing instrument in behalf of DANNY JOE SUTHERLAND, and acknowledged that she executed the same as the free act and deed of the said DANNY JOE SUTHERLAND.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of January, 2002.

My Commission Expires: 10/25/03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

My Commission Expires: _____