WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/24/02 12:44 3pgs
Fees:18.00 Taxes:277.50
20020124-0009991

G-7657-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
Joshua Bond (NAME)	New Owner (NAME)	MAP 12
1834 Baker Road (ADDRESS)	(ADDRESS)	PARCELS 134 & 135
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, Arles B. Greene , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Bond

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 1:
A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 22 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being South 58 deg. 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 deg. 58' 23" for a distance of 385.86 feet; thence, North 46 deg. 09' 44" West 81.89 feet to a point; thence, North 46 deg. 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 108.90 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 41' 19" West 1422.72 feet to an iron pin; thence, North 85 deg. 40' 55" West 404.69 feet to an iron pin; thence, North 5 deg. 26' 27" East 558.09 feet to an iron pin; thence South 84 deg. 06' 48" East 250.00 feet to an iron pin; thence North 5 deg. 41' 19" East 921.27 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said Road in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 164.13 feet to the point of beginning and containing 8.40 acres more or less.

Being part of the same property conveyed to Arles B. Greene, a single man, by deed Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, of record in Book 6882, Page 241,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 7.63 acres, Baker 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 my hand this 22nd day of January 2002

Arles B. Greene

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

TRACT 2:
A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 23 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being South 58 deg. 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 deg. 58' 23" for a distance of 385.86 feet; thence, North 46 09' 44" West 81.89 feet to a point; thence, North 46 deg. 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angel of 36 deg. 28' 20" for a distance of 273.03 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 41' 19" West 921.27 feet to an iron pin; thence, North 84 deg. 06' 48" West 250.00 feet to an iron pin; thence, North 5 deg. 54' 41" East 921.02 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86 deg. 35' 19" East 141.00 feet to a point; thence, in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 105.85 feet to the point of beginning and containing 5.27 acres more or less.

Being part of the same property conveyed to Arles B. Greene, a single man, by deed Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, of record in Book 6882, Page 254, Register's Office for Davidson County, Tennessee.

INCLUDED in TRACT I and TRACT II, but expressly EXCLUDED therefrom is the following property conveyed to Wesley Heath Greene and wife, Elizabeth Spence Greene by deed from Arles B. Greene of record in Book 9733, Page 199, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at an iron rod in the Southerly right-of-way margin of Baker Road; thence S 7 deg. 51' 50" W 573.82 feet to the point of beginning; thence S 7 deg. 51' 50" W 748.9 feet to an iron rod; thence N 83 deg. 39' 48" W 404.69 feet to an iron rod; thence N 7 deg. 43' 22" E 539.58 feet to an iron rod; thence S 83 deg. 39' 31" E 195.00 feet to an iron rod; thence N 8 deg. 38' 39" E 210.0 feet to an iron rod; thence S 83 deg. 39' 31" E 208.16 feet to the point of beginning, containing 5.02 acres, more or less.

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 Arles B. Greene

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 22nd day of January 2002

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
Bettie 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 _____ 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