WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 01/29/02 12:54 3pgs
Fees:18.00 Taxes:407.00

20020129-0012286

G-7703-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2002

NOTARY PUBLIC AT LARGE Kathy J. Byers Notary Public

My Commission Expires 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPT. 24, 2005 STATE OF TENNESSEE

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
Ricky C. Parsley (NAME)	New Owners (NAME)	MAP 6
6476 Lickton Pike (ADDRESS)	(ADDRESS)	PARCEL 151
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, Paul R. Conner and wife, Susan R. Ruby Conner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky C. Parsley and wife, Jenny M. Parsley

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 Tenth Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Survey #823, dated April 20, 1999, and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being the Southeast corner of the Mac F. Wilson land of record in Book 4663, Page 253, R.O.D.C., TN; thence with the margin of Baker Road (25' West of the centerline) S 20 deg. 25' 47" East 55.04' to an iron pin; thence leaving the margin of said Road S 67 deg. 32' 45" West 492.06' to an iron pin; thence N 44 deg. 49' 27" West 419.00' to an iron pin; thence S 85 deg. 16' 23" West 1752.74' to an iron pin; thence N 02 deg. 54' 35" West 80.00' to an iron pin set at a fence corner; thence with the line of the Delores M. Gibson, Trustee property, of record in Book 9833, Page 330, R.O.D.C., TN, the following 5 calls: (these lines are not fenced) N 02 deg. 54' 35" West 394.83' to an iron pin; thence N 04 deg. 49' 41" East 105.60' to an iron pin; thence N 09 deg. 40' 19" West 140.25' to an iron pin; thence N 11 deg. 40' 19" West 148.50 feet to an iron pin; thence N 02 deg. 19' 41" East 259.12' to an iron pin set; thence leaving Gibson and with the line of Glen Rager property of record in Book 5199, Page 304, R.O.D.C., TN, in part S 75 deg. 37' 41" East 2027.19' to an existing iron pin in the line of the William Lee property of record in Book 3894, Page 508, R.O.D.C., TN; thence leaving Lee and with the line of Madean Burnette land of record in Book 10258, Page 864, R.O.D.C., TN, S 01 deg. 05' 51" West 465.87' to an existing iron pin; thence continuing with Burnette N 86 deg. 42' 13" East 133.16' to an iron pin; thence with the aforesaid Mae F. Wilson S 12 deg. 24' 52" East 173.94' to an existing iron pin; thence

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2366 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 our hand s this 28th day of January, 2002

Paul R. Conner

Paul R. Conner

Susan R. Ruby Conner

Susan R. Ruby Conner

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

continuing with Wilson N 76 deg. 51' 26" East 421.88' to the point of beginning, containing 37.15 acres, more or less.

BEING the same property conveyed to Paul R. Conner and Susan R. Ruby, as joint tenants with the right of survivorship, by deed from Max T. Barnes, and wife, Robin L. Barnes, of record in Book 11497, Page 217, Register's Office for Davidson County, Tennessee.

Susan R. Ruby now being known as Susan R. Ruby Conner.

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 Paul R. Conner and wife, Susan R. Ruby Conner

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 January, 2002.

Commission expires 9/24/05

Kathy J. Byers
Notary Public

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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