Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 52235 Instrument 2997
Rec'd: 8.00 NBk: R Pg 156
State: 59.35 Recorded
Clerk: 1.00 9/3/1998 at 12:00 am
EDP: 2.00 in Deed Book
Total: 69.35
451 Pg 644

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL

Joyce Murphy
4800 Merrill Lane
Nashville, TN 37211

Same

Pt of 36/1
All of 36/2

Davidson County DEEDWARR
Recvd: 01/30/02 09:28 2pgs
Fees:12.00 Taxes:0.00
20020130-0012811

WARRANTY DEED

For and in consideration of the sum of **FIFTEEN THOUSAND FIVE HUNDRED ($15,500.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **TIFFANY CHAPMAN HANCOCK, a single person,** GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **JOYCE MURPHY, a married person,** the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in Davidson County and Cheatham County, State of Tennessee, described as follows:

Land lying in Davidson County being known as Tract 4, of the David A. Allen land as described according to the survey of R. L. Montoya, Registered land surveyor, April 15, 1986 as follows:

Beginning at an iron pin in the westerly margin of Cotton Patch Road, said point being the northeasterly corner of this Tract and the Southeasterly corner of Tract 3 on said survey, and being 813.13 feet along the margin of said Cotton Patch Road and Higdon Road south of an iron pin in the westerly margin of Higdon Road, at which point said right-of-way intersects the southerly margin of Arrington Road; thence, with the margin of Cotton Patch Road south 4 degrees 25 minutes 57 seconds west 277.12 feet to an iron pin; thence, continuing with said right-of-way along a curve to the right having a radius of 343.63 feet, delta 52 degrees 5 minutes 51 seconds, tangent of 167.96 feet and a length of 312.45 feet to an iron pin; thence South 56 degrees 31 minutes 48 seconds west 48.43 feet to an iron pin, being the southerly corner of this Tract and the Southeasterly corner of Tract 2 on said survey; thence North 10 degrees 36 minutes 59 seconds west 75.90 feet to an iron pin; thence, North 3 degrees 6 minutes 59 seconds West 300 feet to an iron pin; thence North 27 degrees 9 minutes 47 seconds west 19.28 feet to an iron pin, said point being the northwesterly corner of this Tract and a common corner of Tract 2 and Tract 3 on said survey; thence, North 55 degrees 55 minutes 41 seconds east 306.64 feet to the point of beginning, containing 2.00 acres more or less.

Being the same property conveyed to Tiffany R. Chapman by deed from David Chapman of record at Deed Book 9850, Page 240, Register's Office for Davidson County, Tennessee.

Land lying partly in Davidson County and Cheatham County being known as Tract 2, of the Daivd A. Allen land as described according to the survey of R. L. Montoya, Registered land surveyor, April 15, 1986 as follows:

Beginning at an iron pin in the northwesterly margin of Cotton Patch Road, being the southeasterly corner of this Tract and the southerly corner of Tract 4 on said survey, and being a distance of 1451.13 feet along the westerly margin of Cotton Patch Road and Higdon Road south of an iron pin in the westerly margin of said Higdon Road, at which point said right-of-way intersects the southerly margin of Arrington Road; thence, with the margin of Cotton Patch Road south 56 degrees 31 minutes 48 seconds west 142 feet to an iron pin; thence, with a curve to the left having a radius of 447.63 feet, delta 26 degrees 19 minutes 29 seconds, tangent of 104.68 feet, and a length of 204.63 feet to an iron pin, said point being the southwesterly corner of this Tract; thence, leaving said right-of-way north 6 degrees 36 minutes 59 seconds west, 996.17 feet to an iron pin; thence North 54 degrees 53 minutes 28 seconds east 130.05 feet to an iron pin, said point being the northeasterly corner of this Tract and the northwesterly corner of Tract 3 on said survey; thence, South 27 degrees 9 minutes 47 seconds east 516.40 feet to an iron pin said point being a common corner of this Tract and Tract 3 and Tract 4 on said survey; thence, continuing in the same direction 19.28 feet to an iron pin; thence, South 3 degrees 6 minutes 59 seconds east 300 feet to an iron pin; thence, South 10 degrees 36 minutes 59 seconds east 75.90 feet to the point of beginning, containing 5.20 acres, more or less.

Being the same property conveyed to Tiffany R. Chapman by deed from David Chapman of record at Deed Book 9850, Page 241, Register's Office for Davidson County, Tennessee.

Conveyance is subject to a Right-of-Way Agreement of Record in Book 96, Page 571, Register's Office for Cheatham County, Tennessee.

Tract 2 and Tract 4 are conveyed together with the right to tap on to and/or have access to city water by and through Tract 3.

Furthermore, conveyance is subject to any restrictions of record including but not limited to any restrictions in prior deeds of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And I do covenant with the said GRANTEE 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 2nd day of September, 1998.

Tiffany Chapman Hancock
TIFFANY CHAPMAN HANCOCK

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIFFANY CHAPMAN HANCOCK, 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 Ashland City, Tennessee, this the 2nd day of September, 1998.

Lisa C. Browne
NOTARY PUBLIC

My Commission Expires: 07/19/99

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $15,500.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Joyce Murphy
AFFIANT

Sworn to and subscribed before me this the 2nd day of September, 1998.

Lisa C. Browne
NOTARY PUBLIC

My Commission Expires: 07/19/99