Davidson County DEEDWARR
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Fees:13.00 Taxes:351.13

20020225-0023868

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

James L. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Stewart (NAME)	Bank of America, N.A. (NAME)	MAP 31
5010 Tranham Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 82
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Vicki H. Metzgar, Executrix of the Estate of Leonard E. Metzgar and Vicki H. Metzgar, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Stewart, unmarried

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:

Beginning at the southeasterly corner in the northerly margin of Tranham Road (50 foot in width). Thence North 35 degrees 04 minutes 18 seconds West 498.88 feet to an iron pin; thence with a curve to the left, having a central angle of 06 degrees 17 minutes 28 seconds, a radius of 592.61 feet, a length of 65.07 feet to an iron pin; thence North 48 degrees 38 minutes 14 seconds East 592.61 feet to an iron pin; thence North 33 degrees 49 minutes 52 seconds East 721.80 feet to an iron pin; thence South 62 degrees 36 minutes 44 seconds East 112.87 feet to an iron pin; thence South 64 degrees 30 minutes 35 seconds East 685.39 feet to an iron pin; thence North 25 degrees 04 minutes 57 seconds East 120.03 feet to an iron pin; thence North 02 degrees 06 minutes 53 seconds East 167.34 feet to an iron pin; thence North 44 degrees 46 minutes 08 seconds East 210.87 feet to an iron pin; thence South 27 degrees 07 minutes 50 seconds East 299.06 feet to an iron pin; thence South 48 degrees 34 minutes 00 seconds West 1322.62 feet to an iron pin; thence South 20 degrees 33 minutes 25 seconds West 208.75 feet to an iron pin; thence South 43 degrees 24 minutes 35 seconds East 239.25 feet to an iron pin; thence South 47 degrees 19 minutes 01 seconds West 320.11 feet to the point of beginning, according to a survey by Phillip E. Holmes, Jr., RLS #1728, dated December 4, 1997.

Being the same property conveyed to Leonard E. Metzgar, unmarried, by deed of Record in Book 10826, Page 975, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5010 Tranham Road, Whites Creek, TN 37189
(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 February, 20 02

Vicki H. Metzgar

Vicki H. Metzgar

Vicki H. Metzgar, Executrix

Vicki H. Metzgar, Executrix of the Estate of Leonard E. Metzgar

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

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 Vicki H. Metzgar, Executrix for the Estate of Leonard E. Metzgar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Executrix of the Estate of Leonard E. Metzgar and as such Executrix she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 22nd day of February, 2002.

My Commission Expires: 3/29/03

NOTARY PUBLIC

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Vicki H. Metzgar, 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 Nashville, Tennessee, this 22nd day of February, 2002.

My Commission Expires: 3/29/03

NOTARY PUBLIC

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Tennessee. The said Leonard E. Metzgar now being deceased. The Grantor herein executes this instrument as Executrix of the Estate of Leonard E. Metzgar pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 01P1779.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) Water Main Easement of record in Book 8131, Page 903 and 906, said Register's Office and Utility Easement of record in Book 10322, Page 429, said Register's Offfice.