WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 03/05/02 11:07 3pgs
Fees:18.00 Taxes:795.50

20020305-0027355

G-7827-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

K. L. Hoover-Dempsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Kathleen V. Hoover-Dempsey (NAME)	same as new owner (NAME)	MAP 63-183
1829 Hudson Rd (ADDRESS)	(ADDRESS)	P/O 0630006100
Madison TN 37115 (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, David W. Manning and wife, Betsy B. Manning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen V. Hoover-Dempsey and husband, H. L. Hoover-Dempsey

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:

A tract of land situated in the 11th Council District of Davidson County, Tennessee, according to a survey made by R. L. Montoya-Land Surveying, Inc. is more particularly described as follows:

TRACT 1:

Beginning at an existing iron pipe, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the W. W. Manning Land; thence with said W. W. Manning's northerly line North 86 deg. 04' 48" West 649.17 feet to a point; thence leaving W. W. Manning's line and severing the E. W. Manning land North 05 deg. 41' 00" West 177.73 feet to a point in the southerly line of the J. B. Lewis land; thence with Lewis' southerly line South 85 deg. 56' 40" East 649.17' to an existing iron pipe; thence South 05 deg. 46' 02" East 176.122 feet to the point of beginning, containing 2.60 acres, more or less.

Being the same property conveyed to David W. Manning and wife, Betsy B. Manning by deed from William Wade Manning and Andrew Madison Manning of record in Book 5804, Page 904, Register's Office for Davidson County, Tennessee.

TRACT 2:

Beginning at an iron rod in the south line of the property conveyed to C. Ford, et ux as evidenced in Deed Book 7077, Page 332, Register's Office for Davidson County, Tennessee, said rod also being the Northwest corner of Tract 3; thence, with the west line of Tract 3 S 15 degrees 17' 00" E 166.74' to the actual point of beginning for this hereon described tract; thence with the

CONTINUED

unimproved ( )
This is improved (X) property, known as 1829 Hudson Road, Madison, TN 37115
(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 1st day of March, 2002

David W. Manning

Betsy B. Manning

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

common line of Tract 2 and Tract 3, S 87 degrees 07' 25" E 780.00' to an iron pipe, said pipe being the Southwest corner of the property conveyed to Madeline M. Guthrie as evidenced in Deed Book 9600, Page 625 and the northwest corner of the property conveyed to David M. Manning as evidenced in Deed Book 5804, Page 904, Register's Office for Davidson County, Tennessee, thence with Manning's west line S 15 degrees 54' 18" E 176.28' to an iron rod, said rod being the northeast corner of Tract 1; thence with the line common to Tract 1 and Tract 2 N 37 degrees 05' 59" W 781.90' to an iron rod, said rod being the northwest corner of Tract 1 thence, N 15 degrees 17' 00" W 176.02' to the point-of-beginning, containing 3.00 acres more or less.

Being the same property conveyed to David W. Manning and wife, Betsy B. Manning by deed from Bette Jo Reding Manning and husband, William W. Manning of record in Instrument No. 20020226-0024062, Register's Office for Davidson County, Tennessee.

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 David W. Manning and wife, Betsy B. Manning

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 1st day of March 2002.

Commission expires 3-1-02

Notary Public

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