03

Realty Title 48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/19/01 14:36 2pgs
Fees:13.00 Taxes:259.00
[redacted]
20010919-0101574

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me this 13th day of September, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax-Information
M.C. Harris	New Owner	Map 165
3952 Pin Hook Road		Parcel 66
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Davidson County Coon Hunters Association, Inc., a Tennessee Corporation, by and through Neil Willey, and T. Craig Smith, sole remaining directors and officers of said corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to M.C. Harris and wife, Charlotte A. Harris, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT I
A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, being 25.07 acres more or less, described according to a survey made by Blanchard & Parrish, Surveyors, September 18th, 1937, as follows: Beginning at a point in the center of Old Pinhook Road, J.E Jackman northeast corner, the west line of Mrs. Ersie C. Leake 84.47 acre tract, thence with the center of Old Pinhook Road as follows: north 76 degrees 30' west 687 ft. to a stake with cedar pointers, thence north 4 degrees 45' east 376 ft. to a point thence south 84 degrees 45' west 551 ft. to a point, William Douglas Taylor's southeast corner; thence north 16 degrees west with Taylor's easterly line 831 ft. to a stake with small pinoak pointers, the south line of Waldren land and the W.C. or Tom Whitley's land, thence south 84 degrees east with Whitley's southerly line 112 ft. to a post 15 ft. north of an elm tree, Mrs. Ersie C. Leake's west boundary line, thence south 17 degrees 15' east with Mrs. Leake's line 258 ft. to a stake by a black walnut, thence north 82 degrees 15' east 220 ft. to a forked elm tree, thence south 2 degrees 15' west 935 ft. to the point of beginning, containing 25.07 acres more or less.

*627
**30

Being the same property conveyed to the Davidson County Coon Hunters Association, Inc., by installment deed from Pearl Williams, a widow, dated May 5, 1951, recorded in Book 1976, Page 198, Register's Office for Davidson County, Tennessee.

TRACT II
Land in the 2nd, formerly the 3rd, Civil District of Davidson Country, Tennessee, described according to a survey made by E.L. Miller, Jr. and Company, Surveyors, September 1, 1965, as follows:

Beginning at a nail in cap in the center of Pin Hook Road at the southwest corner of the property conveyed to the United States of America, by Claude Wilson Richeson and wife, of record Book 3877, Page 752, Register's Office for said County; thence with the western boundary line of said United States of America property north 17 degrees 40' east 311.6 feet and north 66 degrees 50' east 292.9 feet to the northwest corner of the United States of America Property; said point being in the western boundary line of the Davidson County Coon Hunters Association property; thence with the same, north 10 degrees west 40.3 feet; thence south 66 degrees 50' west 307.1 feet to an iron pin; thence south 17 degrees 40' west 333.4 feet to the center of said Pin Hook Road; thence with same, south 77 degrees 30' east 40.2 feet to the beginning.
Being the same property conveyed to Davidson County Coon Hunters Association, Inc. by deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson, dated October 13, 1965, recorded in Book 3947, Page 428, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded herefrom is the property conveyed to the United States of America of record in Book 3931, Page 751, Register's Office for said County.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/08/02 13:54 2pgs
Fees:12.00 Taxes:0.00
20020308-0029551

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3952 Pin Hook Road, Antioch, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of September, 2001.

Davidson County Coon Hunters Association, Inc.

By: Neil Willey & president Director
Neil Willey
its President & Director

By: T. Craig Smith Secretary and Director
T. Craig Smith
Its Secretary & Director

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Neil Willey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Director of Davidson County Coon Hunters Association, Inc., the within named bargainor, and that he is authorized by Davidson County Coon Hunters Association, Inc. to execute this instrument on its behalf.

Witness my hand in Mt. Juliet, TN, this 13th day of September, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, T. Craig Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary and a Director of Davidson County Coon Hunters Association, Inc., the within named bargainor, and that he is authorized by Davidson County Coon Hunters Association, Inc. to execute this instrument on its behalf.

Witness my hand in Mt. Juliet, TN, this 13th day of September, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 03/14/05