WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 16:22 2pgs
Fees:13.00 Taxes:518.00

20020403-0040778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: February 28, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 2/28/2004

THIS INSTRUMENT WAS PREPARED BY

TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHOTEN DEVELOPMENT INC.	NEW OWNER	43-1-80 & 43-1-81
(NAME)	(NAME)	
1241 Pierce Road		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 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, John R. Stinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RHOTEN DEVELOPMENT INC.

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:

TRACT 1:
Land in Davidson County, Tennessee, being the westerly 18 feet of Lot No. 3 and the easterly 57 feet of Lot No. 4 as shown on the Plan of the Re-Subdivision of the dixie Pure Food Company's Subdivision, as of record in Book 421 at page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Stinson and wife, Ester Stinson by deed of record in Book 1909 at page 605, Register's Office for Davidson County, Tennessee. The said Ester Stinson having since died.

TRACT 2:
Land in Davidson County, Tennessee, being 33 feet of the westerly part of Lot No. 3 same beginning at the 18 foot line of Lot No. 3 presently owned by John R. Stinson and wife, Ester Stinson, which fronts with said 18 feet to give John R. Stinson and wife, Ester Stinson, 51 feet of the westerly part of Lot No. 3 as shown on plan of the re-subdivision of DIxie Pure Foods Company's Subdivision of record in Book 421 at page 30 of the Register's Office for Davidson County, Tennessee.
Said part of said Lot No. 3 fronts 33 feet on the southerly margin of Woods Avenue and runs back between lines 203.5 feet on the westerly line and an estimated 190 feet, more or less, on the easterly line to the northerly margin of Lot No. 12 and measures 45 feet, more or less on the rear.

Being the same property conveyed to John R. Stinson and wife, Ester S. Stinson by deed of record in Book 2148 at page 312, Register's Office for Davidson County, Tennessee. The said Ester S. Stinson having since died.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1241 Pierce Road, Madison, Tennessee 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 my hand this 2nd day of April 2002

John R Stinson
John R. Stinson

Florine Stinson
Florine Stinson

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 John R. Stinson & Florine Stinson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 2nd day of April, 2002.

Commission expires February 28, 2004

Notary Public

NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 2/28/2004

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 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

LEGAL DESCRIPTION CONTINUATION

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 5 and the westerly part of Lot No. 4 on the Map of a Resubdivision of Dixie Pure Food Company's Plan, as of record in Book 421 at page 30, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of Woods Avenue, at the intersection with the east line of Palmer Avenue; thence with the margin of Palmer Avenue, southwesterly 236 feet to a point, and continuing with the east margin of said Avenue, southerly 30 feet to the corner of Lot 12; thence with the north line of Lot 12, easterly 125.9 feet to the southwest corner of the property conveyed to William D. Evans and wife, by deed from A. L. Calhoun, of record in Book 1582 at page 314, said Register's Office; thence along Evans' westelry line, northerly 228 feet more or less to the southerly margin of Woods Avenue; thence withthe margin of the same westerly 143 feet to the beginning.

Being the same property conveyed to John R. Stinson and wife, Ester L. Stinson by deed of record in Book 5073 at page 693, Register's Office for Davidson County, Tennessee. The said Ester L. Stinson having since died.

Ester Stinson, Ester S. Stinson and Ester L. Stinson, all being one and the same person.

Florine Stinson, spouse of John R. Stinson joins in the execution of this instrument to relinquish any marital rights she may have.