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Davidson County DEEDWARR
Recvd: 04/09/02 14:47 3pgs
Fees:18.00 Taxes:740.00
20020409-0043684

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Walter Eugene Hughes
Affiant

Subscribed and sworn to before me, this 8th day of April, 2002.

Notary Public

My Commission Expires: 3/29/03

Address New Owner As Follows:
Walter Eugene Hughes and wife,
Mary Jo Hughes
131 Stoner's Glen Drive
Hermitage, TN 37076

Send Tax Bills To:
SAME

Map-Parcel Number:
075-00-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STONER'S GLEN, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALTER EUGENE HUGHES AND WIFE, MARY JO HUGHES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the 13th Councilmanic District of Nashville, Davidson County, TN, and shown as Lot No. 1 on the Plat of Stoner's Glen, of record as Instrument No. 200005050045403, Register' Office for Davidson County, Tennessee, and Surveyor's Certificate of Correction of record as Instrument No. 20010117-0005055, Register's Office for said County, said property being further described as follows:

Beginning at an iron rod located at the back of the concrete sidewalk situated on the easterly margin of Andrew Jackson Parkway (80' ROW); as said this iron rod is also a property corner of the Carol I. Valent property as recorded in Book 8687 Page 894 RODC, Tn;

Thence, leaving the said margin of Andrew Jackson Pkwy and the said Valent property N 46°-26'-25" E - 801.40' to an iron rod; said iron rod being the POINT OF BEGINNING of the herein described tract;
Thence, N 39°-11'-18" W - 29.38' to an iron rod;
Thence, N 52°-38'-01" W - 124.55' to an iron rod;
Thence, S 37°-21'-59" W - 111.85' to an iron rod;
Thence, N 34°-58'-29" W - 191.57' to an iron rod;
Thence, N 72°-20'-07" W - 216.30' to an iron rod;
Thence, N 50°-48'-42" E - 590.00' to an iron rod;
Thence, S 39°-11`-18" E - 355.00' to an iron rod;
Thence, S 50°-48'-42" W - 239.81' to an iron rod;
Thence, S 39°-11'-18" E - 133.11' to an iron rod;
Thence, S 50°-48'-42" W - 108.29' to the point of beginning, and containing 4.56 Acres (198,564 square feet), more or less, according to the survey of John W. Sullivan Engineering, Inc., 1721 General George Patton Drive, Suite 400, Brentwood, Tennessee 37027, John W. Sullivan, R.L.S., Tennessee License No. 1323, dated November 17, 1999.

Being part of the same property conveyed to Stoner's Glen, LLC, a Tennessee limited liability company by deed from Walter Eugene Hughes and wife, Mary Jo Hughes, of record as Instrument No. 200004100035682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 200005050045403, Register' Office for Davidson County, Tennessee, and Surveyor's Certificate of Correction of record as Instrument No. 20010117-0005055, Register's Office for said County.

3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8140, page 361, Register's Office for said County.

4. Easement to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 6838, page 490, Register's Office for said County.

This is improved property known as 131 Stoners Glen Drive, Hermitage, TN 37076.

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 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 further covenant and bind ourselves, our heirs and assigns, 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.

WITNESS my hand this 8th day of April, 2002.

STONER'S GLEN, LLC,
a Tennessee limited liability company

By: David H. Parker, Chief Manager
David H. Parker, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David H. Parker**, 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 **Chief Manager,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April, 2002.

Notary Public

My Commission Expires: 3/29/03

