WARRANTY DEED

Prepared by: *William P. Jones*

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~MORTGAGEE: NONE~~ SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES MADISON FARRAR	OWNERS	034-05-0 068.00
and wife, (NAME) CYNTHIA DENISE FARRAR	(NAME)	
360 Oakview Drive (STREET ADDRESS OR R.F.D. NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARVIN L. WINNETT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES MADISON FARRAR and wife, CYNTHIA DENISE FARRAR,

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:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BEING the same property conveyed to grantor by deed recorded in Book 5832, Page 7, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/11/02 16:06 4pgs
Fees:23.00 Taxes:37.00

20020411-0045316

unimproved ( )
This is improved (X) property, known as 312 Alta Loma Road, Goodlettsville, TN 37072
(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 convenant 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, except as of record and we do further convenant 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 9Th day of April, 19xx2002

MARVIN L. WINNETT

Prepared by
WILLIAM P. JONES
~~KELLY & JONES~~
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

STATE OF TENNESSEE
SUMNER County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARVIN L. WINNETT,

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 9th day of April, xx 2002

Commission expires 5/26/2004

Notary Public

STATE OF TENNESSEE
County }

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

Notary Public

FORM 11-77

STATE OF TENNESSEE
County of SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, xx 2002

Notary Public

My commission expires 5/26/2004

(AFFIX SEAL)

WARRANTY DEED

FROM
MARVIN L. WINNETT

TO
CHARLES MADISON FARRAR and wife, CYNTHIA DENISE FARRAR

Prepared by:
William P. Jones
JONES, LONGMIRE & SINDLE
103 BLUEGRASS COMMONS BOULEVARD
POST OFFICE BOX 738
HENDERSONVILLE, TENNESSEE 37077-0738

LAND in Davidson County, TN, being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Registers' Office for said County as follows:

BEGINNING at a point in the center line of Alta Loma Drive, 468 feet Northwesterly from the intersection of the center line of said Drive and Westerly margin of the L & N Railroad right-of-way and being the Northwest corner of the property conveyed to George P. Howell and William H. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Registers' Office for said County; thence North 80 deg. West with the center line of said Drive 188 feet to the center of the intersection of said Drive and Monticello Avenue; thence South 3 deg. 25 feet West with the center line of said Avenue 425 feet to a point; thence South 80 deg. East 188 feet to a point, the Southwest corner of the property conveyed to George P. Howell and William H. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Registers' Office for said County; thence North 3 deg. 25 feet East 425 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING THREE TRACTS OF LAND, TO WIT:

Tract No. 1: LAND in Davidson County, TN, being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Registers' Office for said County and described as follows:

BEGINNING at a point in the center line of Monticello Avenue, said point being 275 feet South from the center of Alta Loma Road; thence in a Southerly direction with the center line of said Monticello Avenue 150 feet to a point; thence South 80 deg. East 188 feet more or less, to the Southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell, et al. as of record in Book 2693, Page 353, RODC; thence along said Trammel's Westerly line in a Northerly direction 150 feet to a point; thence Westerly 188 feet more or less to the center of Monticello Avenue and point of beginning.

BEING the same property conveyed to Raymond Trammel and wife, Twanda Trammel by Deed from James C. Ferguson and wife, Pauline Ferguson of record in Book 2746, Page 125, RODC, TN.

Tract No. 2: BEING a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, RODC, TN, described according to a survey made by H. Gee, November 26, 1960, as follows:

BEGINNING in the center of Monticello Avenue at the Northwest corner of the property conveyed to William C. Davis and wife, Elise B. Davis by Deed from Raymond Trammel and wife, dated July 18, 1960, filed August 5, 1960, and recorded in Book 3103, Page 167, said Registers' Office; thence with said Davis' Northern boundary line South 80 deg. 00 min. East 175 feet to an iron pin; thence North 6 deg. 17 min. East 105 feet; thence North 80 deg. 09 min. West 180.4 feet to the center of Monticello Avenue; thence with the center of the same South 3 deg. 18 min. West 105 feet to the beginning.

BEING the same property conveyed to ROBERT E. NEWMAN and wife, PATRICIA RUSSELL NEWMAN by Deed from JAMES C. FERGUSON and wife of record in Book 3178, Page 287, RODC, TN.

Tract No. 3: RIGHT OF WAY with Temporary Construction Easement: Land in Davidson County, TN, being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Registers' Office for said County as follows:

BEGINNING at a point which is the intersection of the South margin of Alta Loma Road with the East margin of Monticello Avenue; thence with the South margin of Alta Loma Road South 83 deg. 00 min. East 28.1 feet to a point; thence in a Westerly direction with a curve to the left having a central angle of 96 deg. 42 min., radius of 25 feet, 42.2 feet to the East margin of Monticello Avenue; thence with said East margin North 00 deg. 18 min. East 28.1 feet to the point of beginning and containing approximately 175 square feet.

The Temporary Construction Easement varying in width from 1 to 4 feet and running with and adjacent to a portion of the South margin of Alta Loma Road for a distance of 60 feet, more or less, and containing approximately 165 square feet. This easement is to become null and void upon completion of this project.

BEING the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by Deed from MARTHA D. HOWARD and recorded in Book 5685, Page 988, Registers' Office for Davidson County, TN.