Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/02 12:46 2pgs
Fees:13.00 Taxes:666.00

20020426-0051669

NOTARY PUBLIC AT LARGE ... FORD CO. TENN.

My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Ricky Earps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF APRIL, 2002.**

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Earps	OWNER	**049-00-0 350.00**
(NAME)	(NAME)	
3031 Smith Springs Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Bobby R. Milliken and wife Mary S. Milliken**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Earps**, 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 8:
Beginning at an iron pin set in the easterly margin of Knight Drive, the most northwest corner of this tract and being located along the margin of said Knight Drive from an iron pin set at the intersection of the easterly margin of Knight Drive, and the southerly margin of Brick Church Lane as follows: S 07 deg. 12' 10" W 166.03 feet, and S 08 deg 04' 42" W 842.54 feet to the beginning point; thence, from said beginning point and leaving said Knight Drive, S 82 deg. 02' 34" E. a distance of 1295.00 feet to an iron pin set; thence, S 47 deg. 31' 59" E, a distance of 60.54 feet to an iron pin set; thence, S 83 deg. 24' 18" E, a distance of 237.72 feet to an iron pin set; thence, S. 26 deg. 41' 56" E, a distance of 130.00 feet to an iron pin set; thence, N 83 deg. 24' 18" W, a distance of 1658.01 feet to an iron pin set in the margin of said Knight Drive; thence, N 8 deg. 26' 08" E, a distance of 113.19 feet to a point in the margin of said Knight Drive; thence N 8 deg. 04' 42" E, a distance of 61.81 feet to the point of beginning, containing 5.58 acres, more or less.

Tract 9:
Beginning at an iron pin set in the easterly margin of Knight Drive, the most northwest corner of this tract and being located along the margin of said Knight Drive from an iron pin set at the intersection of the easterly margin of Knight Drive, and the southerly margin of Brick Church Lane as follows: S 07 deg. 12' 10" W 166.03 feet, S 08 deg. 04' 42" W 904.35 feet, and S 08 deg. 26' 08" W 113.19 feet to the beginning point; thence, from said beginning point and leaving said Knight Drive, S 83 deg. 24' 18" E, a distance of 1658.01 feet to an iron pin set: thence, S 26 deg. 41' 56" E, a distance of 392.29 feet to an iron pin found, a corner to Roadway Express, Inc. (deed book 9614, page 223); thence, S 59 deg. 51' 46" W, a distance of 307.71 feet to an iron pin set in the line of said Roadway Express, Inc.; thence, N 44 deg. 03' 38" W, a distance of 545.25 feet to an iron pin set; thence, N 82 deg. 37' 54" W, a distance of 1210.00 feet to an iron pin set in the margin of said Knight Drive; thence, N 8 deg. 26' 08" E, a distance of 150.00 feet to the point of beginning, containing 9.23 Acres, more or less.

Tract 10:
Beginning at an iron pin set in the easterly margin of Knight Drive, the most northwest corner of this tract and being located along the margin of said Knight Drive from an iron pin set at the interescrion of the easterly margin of Knight Drive, and the southerly margin of Brick Church Lane as follows: S 07 deg. 12' 10" W 166.03 feet, S 08 deg. 04' 42" W 904.35 feet, and S 08 deg. 26' 08" W 263.19 feet to the beginning point; thence, from said beginning point and leaving said Knight Drive, S 82 deg. 37' 54" E, a distance of 1210.00 feet to an iron pin set; thence, S 44 deg. 03' 38" E, a distance of 545.25 feet to an iron pin set in the line of Roadway Express, Inc. (deed book 9614, page 223); thence, S 59 deg. 51' 46" W, a distance of 300.00 feet to an iron pin found in the line of said Roadway Express, Inc.; thence, N 48 deg. 45' 11" W, a distance of 686.41 feet to an iron pin found thence; N 82 deg. 37' 54" W, a distance of 831.04 feet to an iron pin set in the margin of said Knight Drive; thence, N 8 deg. 26' 08" E, a distance of 140.00 feet to the point of beginning, containing 7.69 Acres, more or less.

Being the same property conveyed to Bobby R. Milliken and wife Mary S. Milliken by deed of record in Instrument 20001108-0111241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **Knight Drive, Nashville, TN**

(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/our hand(s)** this **23rd day of April, 2002**.

Bobby R. Milliken

Mary S. Milliken

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 Bobby R. Milliken and Mary S. Milliken 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 Nashville, Tennessee, this 23rd day of April, 2002.

Commission expires: 1-25-2006

Angela M. Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
My Commission Expires