FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 14:51 2pgs
Fees:13.00 Taxes:518.00
20020429-0052357

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April, 20 02

_____
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Pigue (NAME)	NEW OWNER (NAME)	PART OF MAP #188
693 Battle Road (ADDRESS)	(ADDRESS)	PARCEL #35
Nolensville, TN 37135 (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, Donald R. Clemons and Houston E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Pigue and wife, Ashley E. Pigue

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 of land located in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron rod in the easterly margin of Battle Road, said point being 2808 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described.

Thence, leaving said road, S 65 deg. 16 min. 20 sec. E, a distance of 548.45 feet to an iron rod;
Thence, S 11 deg. 07 min. 12 sec. W, a distance of 553.98 feet to an iron rod;
Thence, N 87 deg. 44 min. 26 sec. W, a distance of 246.05 feet to an iron rod;
Thence, N 02 deg. 15 min. 34 sec. E, a distance of 300.04 feet to an iron rod;
Thence, N 87 deg. 44 min. 26 sec. W, a distance of 135.00 feet to an iron rod;
Thence, N 02 deg. 15 min. 34 sec. E, a distance of 378.66 feet to an iron rod;
Thence, N 76 deg. 46 min. 10 sec. W, a distance of 44.89 feet to the margin of Battle Road;
Thence, with said road, around a curve having a central angle of 12 deg. 26 min. 12 sec., a radius of 230.35 feet, a tangent of 25.10 feet, a length of 50.00 feet, a chord which bears N 07 deg. 00 min. 44 sec. E, for a distance of 49.90 feet to an iron rod;
Thence, N 00 deg. 47 min. 44 sec. E, a distance of 20.00 feet to the point of

CONTINUED

unimproved ( )
This is improved (X) property, known as 693 Battle Road, Nolensville, TN 37135
(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 our hand s this 26th day of April, 20 02

Donald R. Clemons

Houston E. Hill

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 Donald R. Clemons and Houston E. Hill

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 26th day of April, 02.

Commission expires ~~January 29, 2005~~ 3/29/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

beginning, and containing 239092.82 square feet or 5.48 acres of land more or less, according to survey by Alan R. Trumbo, Jr., Land Surveying Consultants, 202 Jefferson Pike, Smyrna, TN 37167, RLS #1127.

BEING part of the same property conveyed to Donald R. Clemons and Houston E. Hill by deed from Gerald W. Kaye, married, of record in Instrument 20020411-0044762, Register's Office for said County.