Davidson County DEEDWARR
Recvd: 05/02/02 10:54 3pgs
Fees:18.00 Taxes:370.00
20020502-0054011

This Instrument Prepared From Documents
and Information Provided by the Parties By:
DEAN ROBINSON, ATTORNEY AT LAW
3125 N. Mt. Juliet Road
P. O. Box 425
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Mertie Ann McDonald
13774 Lebanon Road
Old Hickory, Tennessee 37138

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP AND PARCEL:
Map 65-13-0
Parcel 106
FB # 04D-26210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Johnny F. Moore and wife, Susie Moore***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Mertie Ann McDonald,*** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Fourth Civil District of Davidson County, Tennessee being a part of the land conveyed to Leland Bush and wife Jane Bush by deed of record in Book 4876, page 500, Register's Office for Davidson County, Tennessee, and described according to the Plat of record in Book 5210, page 179, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Northerly margin of U. S. Highway No. 70 (Lebanon Road) thence North 71° 51' East to a monument; thence around a curve with a radius 25 feet to a monument on the Easterly line of Big Horn Drive; thence North 18° 9' West to an iron pin in the Southerly line of Sherwood Forrest, Section 1, of record in Book 4175, page 153, R.O.D.C., Tennessee; thence South 71° 46' West 145.19 feet to an iron pin the Southwest corner of Sherwood Forrest, Section 1; thence 44.45 feet to an iron pin; thence South 13° 41' East 143.57 feet to an iron pin; thence South 17° 30' East 101.5 feet to a monument, the point of beginning. (This description is the same as in Grantors' deed.)

Included in the above description but expressly excluded from this conveyance is that portion of the property containing 0.514 acres conveyed to the State of Tennessee by Consent Judgment and Final Decree as of record in Instrument No. 2000007170070494, Register's Office for Davidson County, Tennessee, and that portion of the property containing 6,066 square feet, more or less, located to the southeast of the State's 0.514 acre tract.

The property conveyed is not conveyed as a separate building site, adjoins other property of the Grantee, and contains a total of 15,255 square feet, more or less.

Being a part of the same property conveyed to Johnny F. Moore and wife, Susie Moore, by deed from Jane Bush, as of record in Book 5465, page 398, Register's Office for Davidson County, Tennessee.

This is unimproved property known as part of 4801 Lebanon Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements and conditions of record in Instrument No. 2000007170070494, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5210, page 179, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the fact that no title examination was performed and no title report was furnished, neither being requested by the parties.

Real property taxes for the current year have been settled between the parties and will be paid by Grantees.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29 day of April, 2002.

Johnny F Moore
JOHNNY F. MOORE

Susie Moore
SUSIE MOORE

STATE OF TENNESSEE)
COUNTY OF CUMBERLAND)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Johnny F. Moore and wife, Susie Moore***, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Crossville, Tennessee, this the 29th day of April, 2002.

Anna Ruth Stout
NOTARY PUBLIC

My Commission Expires: July 23, 2003

ANNA RUTH STOUT NOTARY PUBLIC CUMBERLAND CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

Bertie Ann McDonald
AFFIANT

Subscribed and sworn to before me this 29th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.