40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Williams	New Owner	MAP 015-00-0
(NAME)	(NAME)	
8336 Whites Creek Pike		PARCEL 129.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Ronald C. Cantrell and wife, Patsy A. Cantrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Williams and wife, Debbie F. Williams

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/20/02 15:38 3pgs
Fees:18.00 Taxes:353.35
20020520-0061613

unimproved ( )
This is improved (X) property, known as 3035 Morgan Road, Joelton, TN 37080
(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 20th day of May, 2002

Ronald C Cantrell
Ronald C. Cantrell

Patsy A. Cantrell
Patsy A. Cantrell

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 Ronald C. Cantrell and wife, Patsy A. Cantrell

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 20 day of May, 2002

My Commission Expires [illegible]

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1994, as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land in described according to an unrecorded plat made by Cummings Surveying Co., on June 5, 1967, and described according to said survey as follows:

BEING Lot No. 15 on said Plan described as follows: Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1945.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 158 feet to an iron pin; thence leaving Morgan Road South 2 deg. 30 min. West 1261 feet to an iron pin in a fence line; thence along said fence line North 86 deg. West 158 feet to an iron pin; thence in a Northerly direction 1255.1 feet to the point of beginning.

Included, but expressly excluded from the above described property is that portion of the above described property which was conveyed to Ray D. Martin and wife, Ruth Martin, by deed from Ezra Martin and wife, Goldie Martin, of record in Book 4339, page 633, Register's Office for Davidson County, Tennessee, further described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin on the southerly side of Morgan Road, said point being the northwesterly corner of property conveyed to Ezra Martin and wife, Goldie Martin, of record in Book 4230, page 506, R.O.D.C., Tennessee; thence easterly with the margin of said road 79 ft. to a point; thence southerly 2 deg. 30' W 1,258' 6" to a fence; thence northerly 86 deg. W 79 ft. to an iron pin; thence in a northerly direction 1,255.1 ft. to an iron pin, the point of beginning.

Being part of the same property conveyed to Ezra Martin and wife, Goldie Martin, by deed from Guy E. Bates, Sr. and wife, Clara Groom Bates, of record in Book 4230, page 506, said Register's Office. The said Goldie Martin died March 21, 1978. The said Ezra Martin, being one and the same as Ezra Dotson Martin, died on April 15, 1997 and by Will of record in Will Book 214, page 113, Probate Court Clerk's Office for Davidson County, Tennessee, a copy of which is of record in Book 10925, page 773, Register's Office for said County, devised all of his property to his son, Ray Dotson Martin, and his daughter, Patsy Arline Martin Cantrell. The said Patsy Arline Martin Cantrell conveyed her interest in the property to Ronald C. Cantrell and wife, Patsy A. Cantrell by Quitclaim Deed of record in Instrument No. 20020409-0043756, Register's Office for Davidson County, Tennessee. The said Ray Dotson Martin died intestate May 24, 1994, having predeceased his father, leaving Ruth M. Martin, his surviving spouse, as his only heir-at-law. The said Ruth M. Martin conveyed her interest in the property to Ronald C. Cantrell and wife, Patsy A. Cantrell by Quitclaim Deed of record in Instrument No. 20020520-0016162 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.