WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,000.00

Russell W Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2002

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-8173-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Russell W. Hunt (NAME)	XXXXXXXXXXXXXXXXXXXXXXXX (NAME)	MAP 21
104 Dekewood Drive (ADDRESS)	(NAME)	PARCEL 61
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(ADDRESS)	
	(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, Jeffrey Richfield and wife, Jodi Richfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell W. Hunt and wife, Jill M. Hunt, husband and wife

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:

Land in Davidson County, Tennessee and more particularly described as follows:

TRACT 3

Beginning at a point in the south right-of-way of Clarksville Highway, said point being the northwest corner of the Robert C. Hooberry property as recorded in Deed Book 6137, Page 915, Register's Office for Davidson County, Tennessee; thence along the west line of Hooberry S 11 deg. 20' 54" W (passing an iron pin found at 3.00') a total distance of 330.44' to a concrete marker found; thence along the south line of Hooberry S 74 deg. 26' 09" E a distance of 139.00' to an iron pin found at the southwest corner of the Dale A. Fredrickson property as recorded in Deed Book 8180, Page 857, Register's Office for Davidson County, Tennessee; thence along the south line of Frederickson and the Denton Binkley property as recorded in Deed Book 2592, Page 063, Register's Office for Davidson County, Tennessee, S 77 deg. 36' 18" E a distance of 569.02' to an iron pin found in the west line of the Dora L. Felts property as recorded in Deed Book 8300, Page 385, Register's Office for Davidson County, Tennessee; thence along the west line of Felts and the Steven P. Waters property as recorded in Deed Book 9637, Page 617, Register's Office for Davidson County, Tennessee, S 06 deg. 00' 38" W a distance of 835.35' to an iron pin found at the northwest corner of the Clarksville Investors Trust property as recorded in Deed Book 9949, Page 0012, Register's Office for Davidson County, Tennessee; thence along the west line of Clarksville Investors Trust S 05 deg. 19' 44" W a distance of 1,380.49' to an iron pin found; thence S 04 deg. 51' 09" W (passing an iron pin found at 284.80') a total distance of 337.06' to a point in a creek, said point being in the north line of the Timothy E. Moore and P. M. Sutton property as recorded in Deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 6489 Old Clarksville Hwy, 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 28th day of May, 2002

Jeffrey Richfield

Jodi Richfield

Davidson County DEEDWARR
Recvd: 05/30/02 14:23 3pgs
Fees:18.00 Taxes:780.70

20020530-0065726

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Book 10605, Page 036, Register's Office for Davidson County, Tennessee; thence along said creek and the north line of Moore and Sutton S 73 deg. 08' 30" W a distance of 148.74' to a point; thence N 69 deg. 28' 06" W a distance of 101.95' to a point; thence S 31 deg. 55' 56" W a distance of 188.11' to a point, said point being a corner of the Phila R. Hach property as recorded in Deed Book 10033, Page 674, Register's Office for Davidson County, Tennessee; thence leaving said creek along a line of Hach N 37 deg. 06' 02" W (passing iron pins found at 23.89' and 76.57') a total distance of 89.88' to a point in a creek; thence along said creek N 17 deg. 35' 14" E a distance of 115.85' to a point; thence N 07 deg. 03' 08" W a distance of 12.59' to a point; thence leaving said creek N 58 deg. 02' 22" W (passing an iron pin found at 20.72') a total distance of 349.29' to an iron pin set at the southeast corner of resubdivided Tract 2; thence along the lines of resubdivided Tract 2 as follows: N 07 deg. 55' 02" E a distance of 2,131.92' to an iron pin set; thence N 67 deg. 54' 30" W a distance of 269.57' to an iron pin set; thence N 14 deg. 35' 30" E a distance of 637.04' to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 deg. 56' 14" E a distance of 71.77' to the point of beginning, containing 39.27 acres, more or less.

Being the same property conveyed to Jeffrey Richfield and wife, Jodi Richfield by deed from Regal Properties, LP of record in Instrument No. 20011213-0137612, Register's Office for Davidson County, Tennessee.

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 Jeffrey Richfield and wife, Jodi Richfield

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 Goodlettsville, Tennessee, this 28th day of May, 2002.

Commission expires 10-25-03

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 _____ 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 _____, _____.

My commission expires _____

_____
Notary Public