404

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/02 15:46 3pgs
Fees:18.00 Taxes:629.00

20020614-0072758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2002

Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Jimmy H. Watson, Sr. (NAME)	New Owner (NAME)	MAP 18
733 Hitt Lane (ADDRESS)	(ADDRESS)	PARCEL 19.02 &
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	P/O PARCEL 19

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, Robert D. Stafford and wife, Peggy O. Stafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy H. Watson, Sr.

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

unimproved ( )
This is improved (X) property, known as 733 Hitt Lane, Goodlettsville, TN 37072
(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 14th day of June, 2002

Robert D. Stafford

Peggy O. Stafford

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 Robert D. Stafford and wife, Peggy O. Stafford

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 14th day of June, 2002.

Commission expires 7/26/03

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 _____ 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 _____.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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

My commission expires _____

Notary Public

EXHIBIT A

Tract No. 1:

Land located in the 4th Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 21, 2002 and known as Job No. 020103, as follows:

Beginning at an iron pin set in the northerly margin of Hitt Lane at the Southwest corner of the herein described tract. Said pin also being the Southeast corner of the Robert D. Stafford and wife, Peggy O. Stafford property of record in Instrument No. 20020528-0063895, Register's Office for Davidson County, Tennessee. Thence from said point of beginning, leaving the margin of Hitt Lane with Stafford's line, North 33 deg. 56 min. 55 sec. West 758.00 feet to an existing iron pin. Thence North 60 deg. 43 min. 26 sec. East 288.97 feet to an iron pin set in the westerly line of the Charleston Square Subdivision of record in Book 4860, page 38, R.O.D.C.,TN. Thence with said line, South 40 deg. 36 min. 37 sec. East 122.00 feet to an iron pin set. Thence South 32 deg. 27 min. 41 sec. East 632.56 feet to an existing iron pipe in the northerly margin of Hitt Lane. Thence with said margin, South 65 deg. 24 min. 53 sec. West 79.03 feet to a point. Thence South 56 deg. 00 min. 00 sec. West 147.00 feet to a point. Thence South 62 deg. 00 min. 02 sec. West 61.00 feet to the point of beginning, containing 5.09 acres, more or less.

Being the same property conveyed to Robert D. Stafford and wife, Peggy O. Stafford by deed from Gerald D. Hester and wife, Marie Hester of record in Book 5170, page 717, said Register's Office.

Tract No. 2:

Land located in the 4th Councilmanic District of Davidson County, Tennessee and being described according to a survey by Bruce J. Rainey, Surveyor #823, dated May 21, 2002 and known as Job No. 020103, as follows:

Beginning at an iron pin set in the northerly margin of Hitt Lane at the Southernmost corner of the herein described tract. Said pin also being the Southwest corner of the Robert D. Stafford property of record in Book 5170, page 717, R.O.D.C., TN. Thence from said point of beginning, leaving the margin of Hitt Lane with a new line severing the Luton property, of which this is a part, North 37 deg. 41 min. 23 sec. West 763.70 feet to an iron pin set. Thence North 60 deg. 43 min. 26 sec. East 50.00 feet to an existing iron pin at the Northwest corner of the Stafford property. Thence with Stafford's easterly line, South 33 deg. 56 min. 55 sec. East 758.00 feet to the point of beginning, containing 18,886 S.F more or less, or 0.43 acres, more or less.

Being the same property conveyed to Robert D. Stafford and wife, Peggy O. Stafford by deed from Herbert W. Luton, Jr. and wife, Dorothy Green Luton, of record in Instrument No. 20020528-0063895, said Register's Office.

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.