Davidson County DEEDWARR
Recvd: 06/24/02 08:55 4pgs
Fees:35.00 Taxes:1295.00
20020624-0075373

NEW OWNER:

CHARLES E. HAYNES
~~4307 CENTRAL PIKE~~ 3716 Moss Rose Dr
~~HERMITAGE, TN 37076~~ Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-0668

Map 087 Parcel 138.00 (PART OF)

D E E D

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA GILLIAM HASTINGS, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES E. HAYNES and wife, CAROL B. HAYNES, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Being a lot, containing 3.55 acres, more or less, as shown on the survey entitled "Property Survey for Patricia G. Hastings" located on Central Pike prepared by Patrick S. Coode, Surveyor No. 855 dated June 11, 2002, of record in Plat Book _____, Page _____, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being a part of the same property conveyed to PATRICIA GILLIAM HASTINGS by Quitclaim Deed from George S. Hastings, Jr., dated January 19, 1998, and of record in Book 10761, page 719, Register's Office for Davidson County, Tennessee. Further reference is of record in Book 6191, Page 32, Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-ways, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on August 1, 2002 @ 6:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of June, 2002.

Patricia Gillian Hastings

PATRICIA GILLIAM HASTINGS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICIA GILLIAM HASTINGS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of June, 2002.

GREGORY S. GILL NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 10/24/2002

****

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

+Carol B. Haynes

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2002.

GREGORY S. GILL NOTARY PUBLIC WILSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 10/14/2003

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1. URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM DEED BOOK 6123, PAGE 245, R.O.D.C.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 87.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-327-3344 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

PATRICIA G. HASTINGS

SHOWING

TRACT OF LAND AND IMPROVEMENTS
BEING PART OF THE PROPERTY DESCRIBED IN
DEED BOOK 6123, PAGE 245,
REGISTER'S OFFICE FOR DAVIDSON COUNTY

LOCATED

4307 CENTRAL PIKE
HERMITAGE, TENNESSEE 37076
DATE: JUNE 11, 2002
SCALE: 1"=100'
FILE NO.: 40169-80

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LEGEND

PROPERTY LINE
FENCE LINE

IP IRON PIN (OLD)
SET IP IRON PIN (NEW)

SCALE 1"=100'

50 0 100 200

JOHN KOHL AND COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
PH:615-255-3535/FX:615-254-7000
EMAIL:jbkpc@AOL.COM

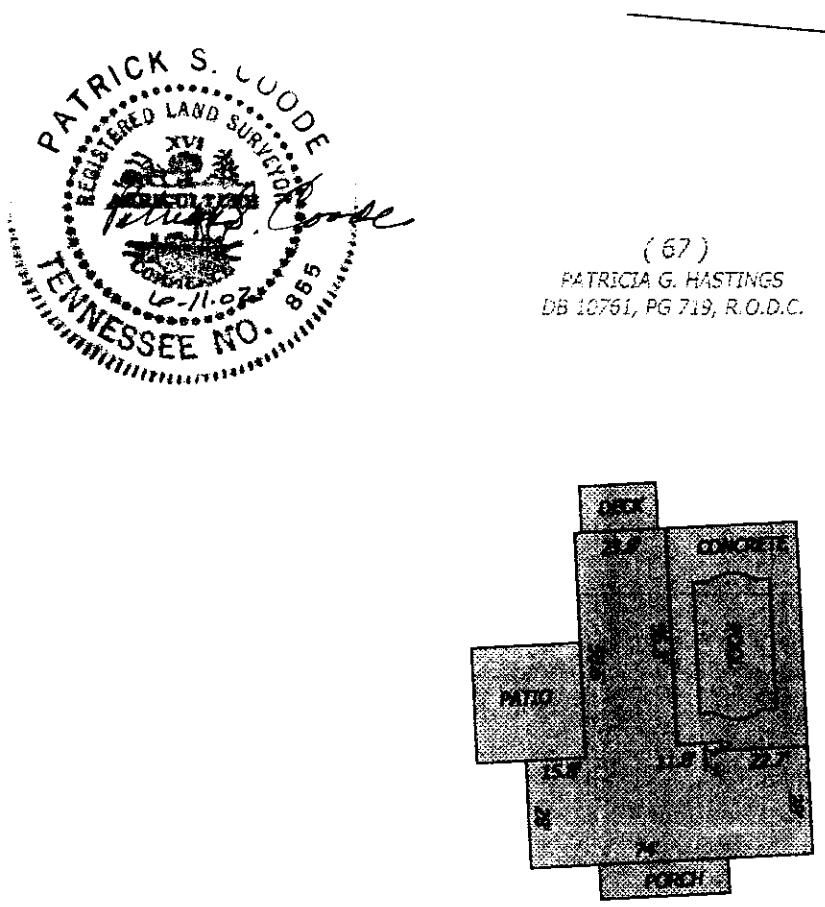
SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE DEED OF RECORD, AS RECORDED IN DEED BOOK 6123, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION; AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE BEING SHOWN HEREON.

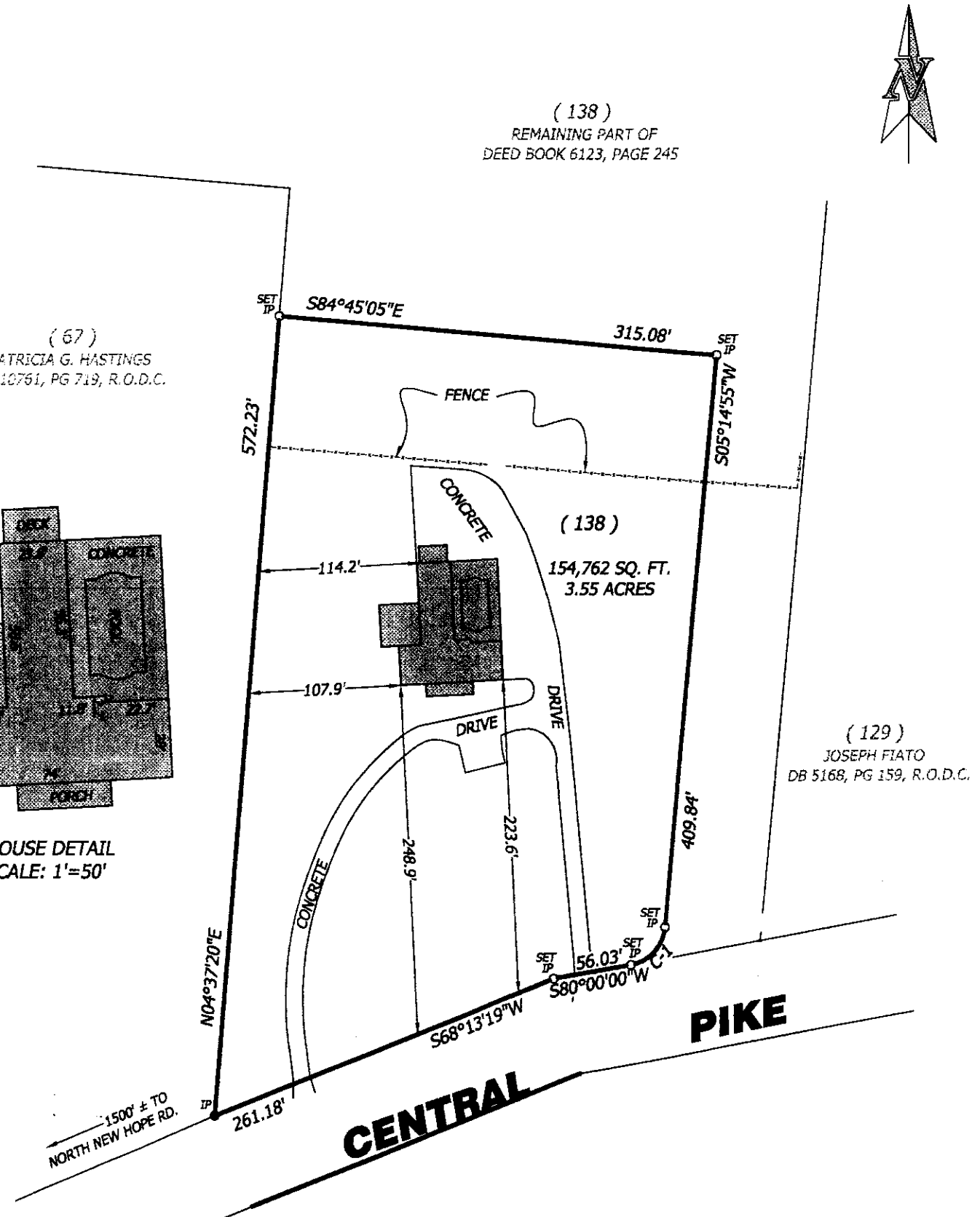
SIGNED: JOHN KOHL AND COMPANY, P.C.

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 865
6-11-02



HOUSE DETAIL
SCALE: 1"=50'



CURVE DATA

CURVE	△	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	74°45'05"	30.00'	39.14'	22.92'	S42°37'28"W	36.42'