27H
364

WARRANTY DEED

MARK W. KILPATRIC
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189265.00

John W. Landers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 4-20-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Landers (NAME)	New Owner (NAME)	182-46
6522 Whittemore Lane (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (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, Estelle Bonds Angus, unmarried and Wayne Harkreader, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Landers, unmarried

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 LEGAL DESCRIPTION

Davidson County DEEDWARR
Recvd: 07/08/02 08:31 3pgs
Fees:18.00 Taxes:737.28
20020708-0081482

unimproved (X)
This is improved ( ) property, known as 6522 Whittemore Lane, Antioch, Tennessee 37013
(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 my hand this 27th day of June, 2002

Estelle Bonds Angus
By: Estelle Bonds Angus - Jewell C. Chadwell atty in fact
Jewell C. Chadwell, Attorney-in-Fact

Wayne Harkreader
Wayne Harkreader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Harkreader

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 2002.

Commission expires 4-26-05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE
COUNTY OF

On this, 27th day of June, 2002, personally appeared before me, Jewell C. Chadwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Estelle Bonds Angus and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 27th day of June, 2002.

My commission expires 4-26-05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

12.035 ACRES

A TRACT OF LAND IN THE THIRTY-FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING SHOWN AS TRACT "B-2" ACCORDING TO A SURVEY PREPARED BY H&H LAND SURVEYING, INC., JOB NUMBER 2001-810, DATED 2-5-2002 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY LINE OF WHITTEMORE LANE (50' PUBLIC R.O.W.) THAT IS SOUTH 03 DEGREES 43 MINUTES 01 SECONDS WEST, 974.4 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WHITTEMORE LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE,

1) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WHITTEMORE LANE, SOUTH 03 DEGREES 43 MINUTES 01 SECONDS WEST, 239.43 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF TRACT "B-3" AS SHOWN ON THE SURVEY PREPARED BY H&H LAND SURVEYING, THENCE,

2) LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF WHITTEMORE LANE AND WITH A SEVERANCE LINE ACROSS THE PROPERTY OF TRACT II AS DEEDED TO ESTELLE BONDS ANGUS AND WAYNE HARKREADER AS OF RECORD IN DEED BOOK 6575, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON CONTY, TENNESSEE, BEING THE NORTH LINE OF SAID TRACT "B-3", NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST, 761.48 FEET TO AN IRON ROD (NEW); THENCE,

3) WITH THE WEST LINE OF SAID TRACT "B-3", SOUTH 03 DEGREES 43 MINUTES 01 SECONDS WEST, 400.00 FEET TO AN IRON ROD (NEW) IN A NORTH LINE OF TRACT "B-4" AS SHOWN ON THE SURVEY BY H&H LAND SURVEYING; THENCE,

4) WITH THE NORTH LINE OF SAID TRACT "B-4", IN PART, NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST, 670.88 FEET TO AN IRON ROD (NEW); THENCE,

5) WITH THE EAST LINE OF TRACT "B-4", NORTH 03 DEGREES 23 MINUTES 32 SEONDS EAST, 548.66 FEET TO A 12-INCH HACKBERRY TREE AT THE SOUTHEAST PROPERTY CORNER OF ROBERT J. LENARD AS OF RECORD IN DEED BOOK 9491, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAME BEING THE SOUTHWEST CORNER OF TRACT "A" AS SHOWN ON THE SURVEY BY H&H LAND SURVEYING; THENCE,

6) WITH THE SOUTH LINE OF SAID TRACT "A", SOUTH 87 DEGREES 00 MINUTES 49 SECONDS EAST, 1,229.75 FEET TO AN IRON ROD (NEW) AT A SOUTHEAST CORNER OF TRACT "B-1" AS SHOWN ON THE SURVEY PREPARED BY H&H LAND SURVEYING, THENCE,

7) WITH A EAST LINE OF SAID TRACT "B-1", NORTH 03 DEGREES 43 MINUTES 01 SECONDS EAST, 44.00 FEET TO AN IRON ROD (NEW); THENCE,

8) SOUTH 87 DEGREES 12 MINUTES 16 SECONDS EAST, 205.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 524,277 SQUARE FEET OR 12.035 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being a portion of the same property conveyed to Estelle Bonds Angus and Wayne Harkreader by deed from Charles C. Bonds, Estelle Bonds Angus, Mary Bonds Hogue, and Mattie Bonds Maynard of record in Book 6575, page 658, Register's Office for DAVIDSON County, Tennessee.

This property is investment property only and no homestead rights were acquired, therefore no homestead rights need be conveyed.