File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/02 08:36 2pgs
Fees:13.00 Taxes:303.40



20020731-0091540

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES: 11/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley D. Roberts (NAME)	New Owners (NAME)	PT. MAP 188
6609 Ascot Drive (ADDRESS)	(ADDRESS)	PARCEL 35
Antioch, TN 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, Donald R. Clemons and Houston E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley D. Roberts and wife, Charlotte A. Roberts

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:

Beginning at an iron rod in the easterly margin of Battle Road, said point being 2070 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described.

Thence, leaving said road with the boundary of the property conveyed to Robert Caruthers of record in Book 4819, Page 848, R.O.D.C., Tennessee, S 79 deg. 31 min. 16 sec. E, a distance of 680.08 feet to an iron rod:

Thence, S 11 deg. 07 min. 12 sec. W, a distance of 380.00 feet to an iron rod;
Thence, N 78 deg. 49 min. 57 sec. W, a distance of 601.95 feet to an iron rod in said road;
Thence, with Battle Road, N 00 deg. 44 min. 17 sec. W , a distance of 380.00 feet to the point of beginning and containing 241117.35 square feet or 5.53 acres of land more or less, according to a survey by Allen R. Trumbo, Jr., dated 2/6/02, License # 1127.

BEING part of the same property conveyed to Donald R. Clemons and Houston E. Hill by Quitclaim Deed from Gerald W. Kaye, married, of record in Instrument 20020411-0044762, Register's Office for said County. See also deed of record in Instrument 20020108-0002942, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Battle Road, Nolensville, TN 37135
(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 29th day of July, 20 02

Donald R. Clemons

Houston E. Hill

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 Donald R. Clemons and Houston E. Hill

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 29th day of July 20 02

Commission expires 11/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be _____ 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 _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to Restrictive Covenants of record in Instrument 20020508-0056737, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors.