WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2002

Notary Public

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

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

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

G-8614-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: Benjamin L. Waller	MAP-PARCEL NUMBERS
Benjamin L. Waller (NAME)	~~Same as new owners~~ (NAME)	163-39.01
5131 Mt. View Road (ADDRESS)	4901 Millerwood Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Clara S. Rains McRae, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin L. Waller and wife, Shirley N. Waller

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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Company, September 9, 1964, revised September 28, 1964, as follows:

Beginning on the northeasterly margin of Mount View Road at the intersection of the same and a point in the eastern boundary line of the Sirls Cemetery, as shown on said survey; thence with the eastern boundary line of said cemetery, north 11 deg. 30' west 58 feet to a 12-inch elm, north 66 deg. 15' east 12 feet to a post; and north 7 deg. 10' west 80 feet to a post, being the northeast corner of the cemetery lot; thence south 86 deg. 00' east 710 feet to an iron pin; thence south 9 deg. 00' west 369 feet to a point in the center of an old roadway, said point being 2,700 feet, more or less, from the center line of Rural Hill Road; thence north 82 deg. 00' west 77 feet to the northerly margin of Mount View Road; thence with the same north 81 deg. 20' west 224 feet, north 68 deg. 20' west 126 feet, north 53 deg. 15' west 88 feet, north 48 deg. 00' west 94 feet, and north 36 deg. 30' west 89 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Byrd S. McRae and wife, Clara S. Rains McRae by deed from Clyde Marshall Smith and wife, Mary Frances Waters Smith of record in Book 3820, Page 616, Register's Office for Davidson County, Tennessee; the said Byrd S. McRae having since died.

Davidson County DEEDWARR
Recvd: 08/22/02 12:59 2pgs
Fees:13.00 Taxes:473.60

20020822-0101651

unimproved ( )
This is improved (X) property, known as 5131 Mt. View Road, Antioch, TN 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 20th day of August, 2002

Clara S. Rains McRae

Clara S. Rains McRae

DCTN01WC

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 Clara S. Rains McRae, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of August 2002.

Commission expires 10-25-03

Notary Public

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

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