Davidson County DEEDWARR
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Fees:23.00 Taxes:1110.00
20020903-0106026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

02-2894

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 2002.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet L. Henderson	OWNER	86
(NAME)	(NAME)	
3145-3149 Brandau Road		242 & 243
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Christine Alexander, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet L. Henderson and husband, James Henderson

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 exhibit A attached hereto and made a part hereof.

Christine Alexander and Christine M. Alexander being one and the same person.

This is improved property known as 3145-3149 Brandau Road, Hermitage, TN 37076

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 her hand this 29th day of August, 2002.

Christine Alexander, by Annie Marie Phillips, Attorney-in-Fact, Power of Attorney in Book 10523, page 789, Register's Office for Davidson County, Tennessee.

Christine M. Alexander, by Tina Jean Wright, Attorney-in-Fact, Power of Attorney in Book 11570, page 458, Register's Office for Davidson County, Tennessee

File No.: 02-2894

ATTACHMENT

TRACT I: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Christine Alexander, as recorded in Deed Book 9883, page 928. Said tract being bounded as follows: On the north by the lands of Allen D. Fuller and Mary Boyd, Deed Book 9929, page 559, the lands of Albert C. Davis, Jr., Deed Book 5076, page 943, and the southerly margin of Brandau Road; on the east by the lands of Roy T. Alexander, Deed Book 5873, page 855; on the south by the lands of D. M. Hessey; and on the west by the lands of Paul R. and Jo Ann Odum, Deed Book 9250, page 236. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being 23.72 feet north of the northeast corner of Davis and the northwest corner of this tract; thence with the southerly margin of Brandau Road, North 63 degrees 01 minutes 20 seconds East, 62.32 feet to an iron pin set, said pin being the northwest corner of Roy T. Alexander and the northeast corner of this tract; thence, leaving the southerly margin of Brandau Road and with the west line of Roy T. Alexander, South 05 degrees 51 minutes 45 seconds East, 950.72 feet to an iron pin found, said pin being a break in the common line of Roy T. Alexander and Christine Alexander; thence continuing with the west line of Roy T. Alexander and a wire fence, South 84 degrees 06 minutes 43 seconds West, 524.98 feet to an iron pin found; thence, South 05 degrees 09 minutes 45 seconds East, 259.39 feet to an iron pin found, said pin being the southwest corner of Roy T. Alexander, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 19 minutes 05 seconds West, 625.78 feet to an iron pin set at a fence post, said pin being the northwest corner of Hessey, a point in the east line of Odum, and the southwest corner of this tract; thence with the east line of Odum and a wire fence, North 02 degrees 16 minutes 21 seconds East, 439.68 feet to an iron pin found, said pin being a point in the west line of Odum and the southwest corner of Fuller and Boyd; thence, with the south line of Fuller and Boyd and a wire fence, North 73 degrees 14 minutes 12 seconds East, 736.97 feet to an iron pin found, said pin being the southeast corner of Fuller and Boyd and the southwest corner of Davis; thence, withh the south line of Davis and a wire fence, North 73 degrees 14 minutes 12 seconds East, 308.61 feet to an iron pin set by a fence post, said pin being the southeast corner of Davis; thence, with the east line of Davis and a wire fence, North 05 degrees 32 minutes 02 seconds West, 483.58 feet to the point of beginning, containing 553,129 square feet or 12.70 acres, more or less, by a survey prepared by S.E.C., Inc., dated August 20, 02.

TRACT II: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tenenssee, said tract being the property of Roy T. Alexander, as recorded in Deed Book 5873, page 55. Said tract being bounded as follows: On the north and west by the lands of Christine Alexander, Deed Book 9883, page 928, and the southerly margin of Brandau Road; on the east by lands of Anthony Quinn, Deed Book 9091, page 117; on the south by the lands of D. M. Hessey, Deed Book 1580, page 117. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being the northwest corner of Quinn and the northeast corner of this tract; thence leaving the southerly margin of Brandau Road and with the west line of Quinn, South 28 degrees 00 minutes 38 seconds East, 70.00 feet to an iron pin set, said pin being a break in the common line of Quinn and this tract; thence continuing with the west line of Quinn and a wire fence, South 05 degrees 28 minutes 48 seconds East, 1236.58 feet to an iron pin set at a 12" fence corner tree, said pin being the southwest corner of Quinn, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 02 minutes 35 seconds West, 596.21 feet to an iron pin found, said pin being the southeast corner of Christine Alexander and the southwest corner of this tract; thence with the east line of Christine Alexander, North 05 degrees 09 minutes 45 seconds West, 259.39 feet to an iron pin found; thence, North 84 degrees 06 minutes 43 seconds East, 524.98 feet to an iron pin found; thence, North 05 degrees 51 minutes 45 seconds West, 950.72 feet to an iron pin set in the southerly margin of Brandau Road, said pin being the northeast corner of Christine Alexander and the northwest corner of this tract; thence, with the southerly margin of Brandau Road, North 60 degrees 13 minutes, 47 seconds East, 50.00 feet to the point of beginning, containing 240,480 square feet or 5.52 acres,

more or less, by a survey prepared by S.E.C., Inc., dated August 20, 2002.

BEING the same property conveyed to Roy T. Alexander and wife, Christine Alexander, and to Christine Alexander, individually, partly by deed from Ruth C. Anderson and husband Arthur J. Anderson, of record in Book 5873, page 855, and partly by deed of record from Linda Holcomb filed of record in Book 5873, page 855, Register's Office for Davidson County, Tennessee.

The said Roy T. Alexander having since died.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Tina Jean Wright and Annie Marie Phillips to me known to be ther persons who executed the foregoing instrument on behalf of Christine Alexander, and who acknowledged that they executed the same as the free act and deed of the said Christine Alexander (also known as Christine M. Alexander).

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4/10/06