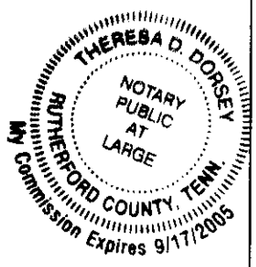
Box 48A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Kelly Dorsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2002.

Theresa D. Dorsey
Notary Public

MY COMMISSION EXPIRES: 9-17-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/20/02 12:48 3pgs
Fees:18.00 Taxes:2497.50
20020920-0114891

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Butler	John Butler	Map 174
(NAME) 3378 Old Franklin Road	(NAME)	Group 00-0
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Parcel 108
(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,
Ronnie Duke, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John Butler, _____, 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

Being the same property conveyed to Ronnie Duke by deed from Robert Stafford of record in Deed Book 8796, page 544, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5755, Page 649, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3378 Old Franklin 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/our hand(s) this 13th day of September, 2002.

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Tract No. 8 Beginning at a point in the South margin of Old Franklin Road, said point being South 49 degrees 48 feet east 1034.21 feet along said south margin of Old Franklin Road from northeast corner of the property conveyed to Minna Ethel Colbertson by deed of record in Book 972, page 520, Register's Office for Davidson County, Tennessee; thence South 6 degrees 22' West 1615.43 feet to a point, said point being the southwest corner of Tract No. 7; thence North 82 degrees 42' West 205.0 feet to a point, said point being the southeast corner of Tract No. 9; thence with the east line of Tract No. 9 North 6 degrees 25' east 1747.92 feet to a point in the South margin of Old Franklin Road; thence with said south margin of Old Franklin Road South 49 degrees 48 east 245.0 feet to the point of beginning, containing 7.2 acres more or less according to said survey.

Tract No. 9 Beginning at a point in the south margin of Old Franklin Road said point being South 49 degrees 45' East 789.21 feet along said South margin of Old Franklin Road from the northeast corner of the property conveyed to Minna Ethel Culbertson by deed of recordi n Book 972, page 520, Register's Office for Davidson County, Tennessee; thence with the west line of Tract No. 8 South 6 degrees 25' west 1747.92 feet to a point; said point being the southwest corner of Tract No. 8 thence with a line of Tract No. 6 North 60 degrees 42' West 662.91 feet to a point in Culbertson's east line North 6 degrees 38' east 579.84 feet to a point, said point being the southwest corner of Tract No. 11; thence with the south lines of Tracts Numbers 10 and 11 south 82 degrees 33' east 445.0 feet to a point said point being the southeast corner of Tract No. 10; thence with the east line of Tract No. 10 North 6 degrees 45' east 1281.83 feet to a point in the south margin of Old Franklin Road; thence south 49 degrees 48' east 250.0 feet to the point of beginning, containing 14.8 acres more or less according to said survey.

Being the same property conveyed to Ronnie Duke by Warranty Deed from Robert Stafford of record in Book 8796, page 544, Register's Office for Davidson County, Tennessee.

Ronnie Duke

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 Ronnie Duke* the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/13/2002

My Commission Expires: 1·23·06

Notary Public

File Number2209078
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

