Davidson County DEEDWARR
Recvd: 11/14/02 10:21 2pgs
Fees:13.00 Taxes:693.75
20021114-0141146

TAX IDENTIFICATION: MAP 74, PARCEL 18

SEND TAX BILLS TO

Owners

NAME AND ADDRESS OF NEW OWNERS

James W. Forkum et ux
542 MENEES LN
MADISON, TN 37115

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Prepared from Information
Furnished By the Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (sm)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; I, the undersigned, **JOHN W. MENEES**, have this day bargained and sold and do by these presents hereby transfer and convey unto **JAMES W. FORKUM and wife, PATRICIA L. FORKUM**, their heirs and assigns forever, that certain parcel of real estate situated in the 11th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 7 on the Map of the Lands of John Menees of record in Minute Book "M", page 285, of the County Court and described according to a copy of a survey thereof made by Anderson and Gee Surveyors, as follows:
>
> Beginning at a 24 inch black gum tree at the common corners of Lots Nos. 6 and 7 of said plan in the west line of the lands of Warren, said point being S 56° 40' W, 1188 feet from the center line of Neely's Bend Road; thence with the dividing line between said tracts N 33° W, 1231 feet to a nail in a stump in a fence line in the south line of the lands of Morton; thence along Morton's south line and along the north line of Tract 7 S 53° 40' W, 606 feet; thence S 76° W, 1072 feet, more or less, to the low water mark of the Cumberland River; thence with said river S 19° E, 1600 feet, more or less, to the SW corner of Lot No. 7 in Warren's line; thence with his line N 56° 40' E, 2005 feet, more or less, to the point of beginning, containing 55.7 acres, more or less.
>
> Being property conveyed to John W. Menees from Ed S. Menees et al by deed dated July 6, 1946, appearing of record in Book 1425, page 228, of the Register's Office of Davidson County, Tennessee. See also Boundary Agreement of record in Book 4400, page 861, of said Register's Office.
>
> This conveyance is made subject to flowage easement appearing of record in Book 2280, page 219, Register of Deeds Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered except by lien of the 2002 property taxes, which taxes are being prorated between the parties hereto.

The undersigned further covenant and bind myself, my heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **NANCY MENEES**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I might have as the wife of the said **JOHN W. MENEES**.

WITNESS MY HAND, this 7 day of November, 2002.

JOHN W. MENEES

NANCY MENEES

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN W. MENEES, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 7 day of November, 2002.

Notary Public

My commission expires: My Commission Expires NOV 26, 2005

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named NANCY MENEES, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7 day of November, 2002.

Notary Public

My commission expires: My Commission Expires NOV 26, 2005

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN to and subscribed before me this the 8th day of November, 2002.

Notary Public

My commission expires: 10-19-04