WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/02 12:38 3pgs
Fees:18.00 Taxes:333.00

20021114-0141229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2002

NOTARY PUBLIC LARGE COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 3000 BUSINESS PARK CR. SUITE 400, GOODLETTSVILLE, TENNESSEE 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMMIE G. JAMES	Same as Owner	MAP 112
(NAME)	(NAME)	
8716 OLD CHARLOTTE PIKE		PARCEL 153.00
(ADDRESS)	(ADDRESS)	
PEGRAM, TENNESSEE 37143		
(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, SCOTT ALEXANDER BARKALOW AND WIFE, ELIZABETH M. BARKALOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMMIE G. JAMES AND JAMES RUGGLES, BOTH UNMARRIED PERSONS

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 EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 8716 OLD CHARLOTTE PIKE, PEGRAM, TENNESSEE 37143
(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 5th day of November, 2002

Scott Alexander Barkalow by Elizabeth Barkalow Att'y in Fact
SCOTT ALEXANDER BARKALOW

Elizabeth M. Barkalow
ELIZABETH M. BARKALOW

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 SCOTT ALEXANDER BARKALOW AND WIFE, ELIZABETH M. BARKALOW

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 GOODLETTSVILLE, Tennessee, this 5th day of November, 2002.

Commission expires November 2, 2004

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, and being more particularly described according to a survey made by Campbell Surveying Co., Inc., dated December 13, 1989, as follows:

Beginning at an iron pin on the Northerly margin of Old Charlotte Pike, said point being 0.1 mile Southwest of Old Charlotte Road Church of Christ and 0.35 mile Southwest of Manning Hollow Road; thence with the Northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the Northerly margin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet; North 38 degrees 00 minutes 00 seconds East 235.00 feet; South 52 degrees 00 minutes 00 seconds East 926.1 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Scott Alexander Barkalow by Quitclaim Deed of record in Book 11407, page 395, Register's Office for Davidson County, Tennessee.