Davidson County DEEDWARR
Recvd: 11/21/02 12:09 2pgs
Fees:13.00 Taxes:148.00

20021121-0144846

State of Tennessee
County of Davidson
The Actual Consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before this, the 20
Day of Nov. 2002.

My commission expires: March 27 2004

THIS INSTRUMENT PREPARED BY

NAME	ADDRESS	
NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John D. Applegate	Owner	Map 74
2544 Neelys Bend Road		Parcel 22-25
Madison Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of Forty Thousand Dollars ($40,000.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is here by acknowledged, we **John R. Wilson and wife Lucille Graham Wilson**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **John D. Applegate, a single person** , hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described partly according to a survey made thereof by Wm. Collier Parrish Associates, Engineers, dated March 23, 1957, as follows:
Beginning at a cedar post in the west line of the land that was conveyed to D. H. Brooks and wife, by deed of record in Book 2151, page 223, said post being 70 feet south of the south line of a proposed street running along the edward EW. Marline Property of 14 acres, being conveyed to William H. Mangrum, said property line being in the west line of Tract 1, on the map of the Lands of Robert Cowley, not of record; thence along said Brooks line along the west line of Tract 1 of said Cowley lands south 4 deg. 25' west 190 feet to the low water mark of the Cumberland River as created and established by an easement granted to United State of American by deed of record in Book 2276, page 487, Register's office for Davidson County, Tennessee; thence with the low water mark of Cumberland River westerly 207 feet to a point which is 180 feet easterly from the center line of Neeley's Bend Road; thence north 4 deg. 05' west 195 feet to the original cedar post which post is south 1 deg. 35' west 68 feet from an iron pin set in the south margin of a proposed street above referred to; thence north 79 deg. 55' east 234 feet to the point o beginning. Together with a right-of-way 25 feet wide running north and south from the northwest corner of the land above described to the south margin of said proposed Street which runs along the south line of Edward E. Marlin's tract being conveyed to Mangrum as aforesaid and described according to the above mentioned survey as follows:
Beginning at the northwest corner of the tract above described at an original cedar post; thence north 1 deg. 35' east 68 feet to an iron pin in the south margin of said proposed street which is 147.5 feet east of the center line of Neeley's Bend Road; thence with the margin of said proposed street north 79 deg. 50' east 25 feet to an iron pin; thence south 1 deg. 35 min west 68.25 feet to an iron pin in the north line of the tract above described; thence with the line of the same south 79 deg. 55' west 25 feet to the point of beginning, which said described property is conveyed for right-of-way purposes only leading from the land above described to the south margin of said proposed street.

Being the same property conveyed to John R. Wilson by Installment deed from Konrad Ingvald Hauge and wife, Marjorie Emma Hauge, of record in book 2698, page 345, said Register's office.

Sale includes all improvements on lot.

This is unimproved property, known as 2349 ~~2344~~ Neelys Bend Road, Madison, Tennessee 37115
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 hands~~ this 20 day of November, 2002.

John R. Wilson

Lucille Graham Wilson

Lucille Graham Wilson, who joins in the conveyance for the sole purpose of conveying any marital interest she may have

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named John R. Wilson and wife Lucille Graham Wilson, the bargainors, 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 office this 20th day of Nov., 2002.

My commission expires:

March 24th 2004

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.