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Prepared by: Return To:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 12/05/02 11:10 4pgs
Fees:23.00 Taxes:370.00
20021205-0149893

New Owner:	Send Tax Bills To:	Map/Parcel No.
Carroll M. Richardson, et al P. O. Box 518 Joelton, TN 37080	New Owner _____ _____	Map 39 Parcel 94

WARRANTY DEED

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, **CARROLL M. RICHARDSON and MICHAEL G. HITE,** hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **CARROLL M. RICHARDSON and GREGORY F. RICHARDSON, as tenants in common,** hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

TRACT NO. ONE:
A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey (unrecorded) made by George W. Watkins, Surveyor, June 29, 1959, as follows:

Beginning at an iron pin on the South side of State Highway No. 112, now known as Clarksville Pike or Highway, same being John Carney's SW corner and being the SE corner of the tract of land herein conveyed; thence with Carney's westerly line crossing Highway No. 112, North 13 degrees E 905 feet to a stump in Wineberg's southerly line; thence with said line North 76 degrees W 165 feet to a post; thence North 8 degrees W, along a fence, 334 feet to a post and corner; thence North 8 degrees E 142 feet to a post in Frank Dickerson's southerly line; thence with Dickerson's southerly line North 69 degrees W 580 feet to a fence corner, Sarah Dickerson's SE corner; thence with her southerly line North 81 degrees W 469 feet to a post, Felix Dickerson's corner; thence with said Dickerson's line South 35 degrees W 264 feet to a post; thence South 64 degrees W 300 feet to an iron pin and post, Sidney Carney's easterly line; thence with said line and Carl Carney's easterly line South 2 degrees W 345 feet to the center of Highway No. 112; thence with the center of said Highway South 54 degrees 40 minutes E 661.3 feet to a point in the Carney heirs' line; thence along the Carney heirs' line as follows: North 83 degrees E 125 feet to an iron pin; thence South 29 degrees 455 minutes E 95 feet to a point in the center of an old asphalt road; thence along the center of said road South 63 degrees E 264 feet to an iron pin; thence South 45 degrees E 99 feet to an iron pin; thence South 32 degrees E 132 feet to a point in the center of Highway No. 112; thence continuing across the Highway South 42 degrees E 132 feet to an iron pin; thence South 60 degrees E 264 feet to the point of beginning, containing 35.48 acres, more or less.

TRACT NO. TWO:
A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described according to a copy of a survey by Stephen A. Draper, Surveyor, May 8, 1954, as follows:

Beginning at a point in the center line of Highway No. 112, at a point opposite the northeast corner of the property conveyed to Jesse H. Bess by deed of record in Book 1783, Page 417, Register's Office for said County, and by Deed of Correction of record in Book 2201, Page 151, said Register's Office; thence with the center line of said Highway, South 54 degrees 25 minutes East 321.3 feet to a point; thence West 46.5 feet to a point; thence leaving said Highway, South 23 degrees 45 minutes East 406 feet to an iron pin in Ezell Dickerson's line; thence with his line, and with Rice and Howell's line, North 54 degrees 25 minutes West 524.7 feet to a point, the southeast corner of the Bess property above referred to; thence with Bess' line, northeasterly 200 feet to the margin of said Highway, and continuing with the same direction 35 feet to the center of said Highway, the point of beginning, containing 2.11 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE ARE THE FOLLOWING FOUR (4) TRACTS OF LAND:

TRACT ONE:
LAND in Davidson County, Tennessee and BEGINNING at an iron pin in the northerly margin of Clarksville Highway, same being the Southwest corner of the V. F. W. property and the Southeast corner of the herein described property; running thence with the northerly margin of Clarksville Highway North 55 deg. 15 min. West 199.86 feet to an iron pin, same being the new southeast corner of the Tinsley property; thence leaving Clarksville Highway running North 35 deg. 58 min. 20 sec. East 386.60 feet to an iron pin; thence South 67 deg. 01 min. 30 sec. East 195.70 feet to an iron pin; thence with the V.F.W. property South 34 deg. 45 min. West 426.46 feet to the point of beginning, containing 1.82 acres, more or less, according to the unrecorded survey of Earl R. Mayo dated 3-7-86, a copy of which is attached thereto.

Being the same property conveyed to James G. McNeese and wife, Brenda McNeese, by Warranty Deed from Carl H. Tinsley and wife, Hazel L. Tinsley and Miller C. Tinsley and wife, Dorothy Tinsley, of record in Book 6836, Page 473, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Being a parcel of land in the 14th Civil District of Davidson County, Tennessee, lying off of the Southwest side of Highway 112, known as the Nashville and Clarksville Highway, at top of Dry Fork Hill, containing .15 acres and further described as follows:

This description is reference from a point in the center of Highway 112 opposite or even with the Southeast corner of Jess H. Bass' 60 x 200 ft. lot on West side of Highway. Running the center line of Highway Southeast 321.3 ft. from the North boundary line of Leslie W. Carter property, all of which is shown on a survey by C. J. Carney on 2-24-60. From said point so established in center of said Highway West 59.5 ft. to an iron pin in the Westerly margin of said Highway; thence West 18 ft. to an iron pin; thence South 23.45 East 250 ft. to an iron pin; thence North 43 deg. East, 30 ft. to an iron pin; thence North 23.45 deg. West, 225 ft. to a point in said highway and within the extended line West 46.5 ft. from the starting point of this description in the center of said highway; thence from said point West 13 ft. to the point of beginning which is the Western margin of said Highway.

Being the same property conveyed to W. Douglas Carney and wife, Betty Joe (Pucket) Carney, by Deed from Carl Tinsley and wife, Hazel Louise (Gupton) Tinsley, and Miller Tinsley and wife, Dorothy Ester (Fuller) Tinsley, of record in Book 3074, Page 93, Register's Office for Davidson County, Tennessee.

TRACT THREE:
Beginning at a point in the northerly margin of the Clarksville Highway, being U.S. Highway 41-A and State Highway 112, said point being the southeastern corner of the Carney property; thence running South 54 deg. 40' East along the northerly margin of said Highway 129 feet to an iron pin; thence running North 36 deg. 15' East 250 feet to an iron pin; thence running North 61 deg. 45' West 275 feet to an iron pin on the Carney property line; thence running South 2 deg. 00' West 250 feet to the point of beginning, and containing 1.19 acres, more or less.

Being the same property conveyed to E. B. Smith and wife, Thelma Marie Smith, by Warranty Deed from Carl Tinsley and wife, Hazel Louise Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4316, Page 740, Register's Office for Davidson County, Tennessee.

TRACT FOUR:
Being in the Fourteenth Civil District, described as follows:

Beginning at an iron pin in the Northern corner of the property herein conveyed, fence running South 55 deg. 15 minutes E. 400 feet to an iron pin; thence turning South 34 deg. 45 minutes W. for distance of 435.6 feet to a point in the Clarksville Hwy (US 41-A), thence turning N. 55 deg. 15 minutes W. for a distance of 400 feet to a point in the said Clarksville Hwy; thence turning 34 deg. 45 minutes E. for a distance of 435.6 feet back to the point of beginning containing 4 acres, more or less, as shown by survey of Ralph Lamberet on June 26, 1974.

There is included in the above description a right of way easement along the side running on the said Clarksville Hwy.

Being the same property conveyed to VFW Post No. 5827 by Warranty Deed from Carl Tinsley and wife, Louis Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4832, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carroll M. Richardson and Michael G. Hite, as tenants in common by deed from Germantown Hill Service Center, Inc. of record in Book Instrument No. 20021122-0145523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust in favor of Carl Tinsley and Miller Tinsley, which appears of record in Book 9387, Page 347, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all liens which may appear against Carroll M. Richardson in the Register's Office for Davidson County, Tennessee.

The Grantees herein assume the responsibility for the payment of the 2001 and 2002 taxes assessed against above-described property.

This property has never been the residence of the Grantors.

THIS IS IMPROVED PROPERTY KNOWN AS: 5420 Clarksville Highway
Whites Creek, TN 37189

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 hands, this 2nd day of December, 2002.

CARROLL M. RICHARDSON MICHAEL G. HITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARROLL M. RICHARDSON and MICHAEL G. HITE,** 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 Goodlettsville, Tennessee, this 2nd day of December, 2002.

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 100,000.00**.

Affiant

SWORN to and subscribed before me,
this 2nd day of December, 2002.

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE