WARRANTY DEED

Frankie Fletcher, Register
Robertson County Tennessee

Rec #: 97868 Instrument 96602
Rec'd: 15.00 MBk: 38 Pg 533
State: 869.50
Clerk: 1.00 Recorded
EDP: 2.00 12/3/2002 at 11:00 am
Total: 887.50 in Record Book
808 Pages 875-877

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Eden	National Bank of Commerce	MAP 006
(NAME)	(NAME)	
3410 Greer Road	4633 Trousdale Drive	PARCEL 009
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37204	
(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, James A. Hale, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany Eden

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:

Certain real estate in Robertson County, Tennessee, as follows:

The following paragraph describes a tract of land lying partially in the 10th Civil District, Davidson County, Tennessee, and partially in the 12th Civil District of Robertson County, Tennessee.

Beginning at a concrete monument found, in the east margin of Greer Road, the northwest corner of a tract of land which belongs to Louis J. Greer, having a deed reference in Deed Book 4537, page 314, Register's Office for Davidson County, Tennessee, te southwest corner of this tract and continuing as follows, N 00 deg. 10' 51" E. crossing the center of Greer Road, at approximately 225.00 feet and continuing with the east boundary of a tract of land which belongs to Janet Greer, having a deed reference in Deed Book 309, page 136, Register's Office for Robertson County, Tennessee, passing an iron pin (old) marking a common corner of said tract of land which belongs to Janet Greer, and a tract of land which belongs to H.C. Duke, having a deed reference in Deed Book 243, page 370, Register's Office for Robertson County, Tennessee, continuing with the east boundary of said tract of land which belongs to H.C. Duke, and crossing the center of Greer Road, 1127.55 feet in all, to an iron pin (old) located at the base of a Red Oak, marking a common corner of said tract of land which belongs to H.C. Duke, and a tract of land which belongs to Diane Barnard, having a deed reference in Deed Book 7356, Page 981, Register's Office for Davidson County, Tennessee; thence, N 13 deg. 55' 25" E, 76.23 feet to a pipe (old) marking a corner of said tract of land which belongs to Diane Barnard; thence, S 68 deg. 44' 14" E, passing a common corner of said tract of land belongs to Diane Barnard, and a tract of land which belongs to Robert E.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3410 Greer Road, Goodlettsville, TN 37072
(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 hand this 27th day of November, 2002

James A. Hale

James A. Hale

Davidson County DEEDWARR
Recvd: 12/11/02 11:03 3pgs
Fees:17.00 Taxes:0.00

20021211-0152774

Re-recorded to acknowledge the signature of the GRANTOR herein.

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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 James A. Hale

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 within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of November, 2002.

Commission expires 10-25-03

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

LEGAL DESCRIPTION CONTINUATION

Brunson, having a deed reference in Deed Book 5294, page 160, Register's Office for Davidson County, Tennessee, and passing a common corner of said tract of land which belongs to Robert E. Brunson, and a tract of land which belongs to James S. Jarrett, having a deed reference in Deed Book 5238, page 241, Register's Office for Davidson County, Tennessee, 961.33 feet to an iron pin (new) in the west boundary of a tract of land which belongs to Gale Bright Robinson, having a deed reference in Deed Book 9416, page 592, Register's Office for Davidson County, Tennessee, a corner of said tract of land which belongs to James S. Jarrett; thence, S 32 deg. 00' 00' W, passing an iron pin (old) marking a common corner of said tract of land which belongs to Gale Bright Robinson, and a tract of land which belongs to Glen Rager, having a deed reference in Deed Book 5199, page 304, Register's Office for Davidson County, Tennessee, in all, 1014.00 feet, in all to a pipe (old) in the north boundary of said tract of land which belongs to Louise J. Greer, a corner of said tract of land which belong to Glen Rager; thence, N 88 deg. 56' 42" W. 380.52 feet to the point of beginning, containing 16.48 acres as surveyed by Richard C. Kessinger, R.L.S., Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee, 37172, November 26, 1996.

Magnetic Bearings have been rotated to agree with the west boundary of said tract of land which belongs to Glen Rager, having a deed reference in Deed Book 5199, page 304, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jame A. Hale by Warranty Deed from J. Gordon Botts and wife, Darlene Botts on July 5th, 2002 of record by Instrument No. 20020708-0081857, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003 and subsequent years, easements and restrictive covenants of record.