Davidson County DEEDWARR
Recvd: 12/31/02 09:15 3pgs
Fees:18.00 Taxes:67.03

20021231-0162380

PICK-UP

THIS INSTRUMENT WAS PREPARED BY:

HALLMARK TITLE COMPANY
1000 NORTHCHASE DRIVE, SUITE 100
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,117.00

Virginia H. Howard
AFFIANT

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF DECEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 29, 2005

JENNIFER GRAHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires MAY 29, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Virginia H. Howard or David W. Howard (NAME)	New Owner: Virginia H. Howard (NAME)	Map 24, part of 66
5015 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	5015 Brick Church Pike (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **GUY M. KNOX**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Virginia H. Howard**, and her husband, **David W. Howard**, 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"

Being part of the same property conveyed to Frank Reding and wife, Ollie AiresReding by deed from W. C. Talley and W. K. Talley of record in Book 1225, page 197, Register's Office for Davidson County, Tennessee. Frank Redding having since died on September 14, 1977 leaving Ollie Ayers Redding as the surviving tenant by the entireties. Ollie Ayers Redding having since died testate on March 14, 1999. Last Will and Testament of Ollie Ayers Redding is of record by Instrument No. 200102020010337, rerecorded by Instrument No. 200103200026831, Register's Office for Davidson County, Tennessee.

Frank Reding and Frank Redding are one and the same person. Ollie Aires Reding and Ollie Ayers Redding are one and the same person.

Subject to 20 foot nonexclusive easement for ingress and egress, said easement lying along the northerly boundary line of subject parcel.

Subject to any part of subject property lying within the metes and bounds of an easement granted to Davidson County, Tennessee, of record in Book 2445, page 519, Register's Office for Davidson County, Tennessee.

Source of Title:

This is **unimproved** property.

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 I 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 10TH of **December, 2002.**

GUY M. KNOX

COUNTY OF **DAVIDSON**
STATE OF **TENNESSEE**

JENNIFER GRAHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **GUY M. KNOX,** 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 this 10TH day of **December, 2002**

Notary Public

My Commission Expires: May 29, 2005

EXHIBIT "A"

Being a certain tract or parcel of land lying in the 10th Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated September 19, 2000, as follows:

BEGINNING at an Iron Rod on the easterly margin of Brick church Pike, said point being the northwest most corner of a parcel of land belonging to Guy M. Knox, evidenced in Deed Book – 8925, Page 176, Register's Office of Davidson County; thence, leaving said margin, South 69 degrees 29 minutes 25 seconds East, 253.87 feet, to an Iron Rod; thence, North 64 degrees 31 minutes 13 seconds East, 170.69 feet, to an Iron Rod (new), said point being the Point Of Beginning of the herein described parcel; thence, leaving Knox's northerly line, North 41 degrees 18 minutes 10 seconds East, 359.59 feet, to an Iron Rod (new); thence, North 75 degrees 05 minutes 02 seconds East, 402.59 feet, to an Iron Rod (new); thence, North 00 degrees 40 minutes 48 seconds West, 147.80 feet, to an Iron Rod (new), said point falling on the southerly line of a parcel belonging to Alice G. Hitt, evidenced in Plat book – 6200, Page – 568, Register's Office of Davidson County; thence, along said line, North 89 degrees 16 minutes 50 seconds East, 98.52 feet to an Iron Rod (new), said point being the northwest most corner of a cemetery; thence leaving said Hitt line, South 6 degrees 53 minutes 20 seconds East, 57.20 feet, to an Iron Rod (new), said point being the southwest most corner of the above mentioned cemetery; thence, South 84 degrees 51 minutes 45 seconds East, 34.76 feet, to an Iron Rod (new), said point being the southeast most corner of the above mentioned cemetery, and also falling on the westerly line of a parcel of land belonging to Wayne Drake, evidenced in Deed Book – 4927, Page – 821, Register's Office of Davidson county; thence, with said line, South 5 degrees 08 minutes 15 seconds West, 103.35 feet, to an iron Rod (old), said point being the southeast most corner of the herein described parcel; thence leaving said Drake line, South 64 degrees 31 minutes 13 seconds West, 836.74 feet, to the point of beginning, containing 87,673.868 square feet and/or 2.013 acres more or less.