Davidson County DEEDWARR
Recvd: 01/03/03 14:44 3pgs
Fees:18.00 Taxes:2460.50

20030103-0001375

PICK-UP

NEW OWNER:

GEORGE V. DURNIN
2408 LEBANON RD.
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-1451

Map 95-3 Parcel 122.00 & 18.00

D E E D

FOR AND IN CONSIDERATION of the sum of **Six Hundred Sixty-Five Thousand and 00/100 Dollars ($665,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARRY MAXEY and wife, DOROTHEA J. MAXEY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **GEORGE V. DURNIN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

PARCEL "A": Land in Davidson County, Tennessee, being the southerly part of R. D. Stanford Subdivision, as of record in Book 547, page 186, Register's Office for said county, described as follows:

A part of the southerly part of Lot 6, beginning at the northeast corner of Lebanon Road and Fairway Drive; thence with the northerly line of Lebanon Road North 79 deg. 00' East 150 feet to the point of beginning of this property; thence continuing North 79 deg. 00' East along the northerly line of Lebanon Road a distance of 68.0 feet; thence North 4 deg. 36' East 150 feet; thence South 80 deg. 12' West a distance of 99.3 feet; thence South 7 deg. 28' East a distance of 146.7 feet to the point of beginning. Together with an easement as described in deed of record in Book 4259, Page 353, said Register's Office.

Being the same property conveyed unto Garry A. Maxey and wife, Dorothea J. Maxey, by deed from Jerry Franklin Agee and wife, Tommye M. Agee, dated November 24, 1969, and of record in Record Book 4382, Page 386, Register's Office for Davidson County, Tennessee.

PARCEL "B": Land in Davidson County, Tennessee, being the northerly part of Lot No. 6 on the plan of R. D. Stanford's Subdivision, as of record in Book 547, page 186, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Beginning at a point in the easterly margin of Fairway Drive, said point being 150 feet in a northerly direction from the corner of Fairway Drive and Lebanon Road; thence along the easterly margin of Fairway Drive 150 feet in a northerly direction; thence in an easterly direction a distance of 277 feet and 4 inches; thence in a southerly direction a distance of 140 feet; thence in a westerly direction a distance of 249.3 feet to the point of beginning.

Being the same property conveyed unto Garry A. Maxey and wife, Dorothea Maxey, by deed from Ella Frances Hudspeth, et al, dated November 15, 1977, and of record in Record Book 5223, Page 201, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 186, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the year 2003 shall be assumed and paid by Grantee. Taxes for the year 2002 shall be paid by Grantor.

WITNESS OUR SIGNATURE hereto this 2nd day of January, 2003.

GARRY MAXEY

DOROTHEA J. MAXEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARRY MAXEY and wife, DOROTHEA J. MAXEY**, 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 2nd day of January, 2003.

JERE N. McCULLOCH NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires: 10-3-06

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$665,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of January, 2003.

JERE N. McCULLOCH NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires: 10-3-06

NOTARY PUBLIC