WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 01/06/03 11:10 4pgs
Fees:23.00 Taxes:92.50
20030106-0001768

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000 —

Margaret D. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: September 30, 2006

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Margaret Diane Harper and husband, **Jackie Lee Harper**	Same	127-00-0 064.00
8105 Charlotte Pike		
Nashville, Tenn 3720		

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, **THE HEIRS AT LAW IF WILLIE MAE GADDES**, A WIDOW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET DIANE HARPER** AND HUSBAND, **JACKIE LEE HARPER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A tract of land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, December 18, 1950, as follows:

BEGINNING on the southerly margin of Highway No. 70 at the northwest corner of the property conveyed to Joe Lester Gunn and wife, by deed from J. S. Lovell and wife, of record in Book 1305, Page 96, Register's Office for said County; thence with said Highway south 76° west 152.7 feet to the beginning of a curve; thence around said curve to the left with a radius of 3,777 feet southwestwardly 1330.2 feet to the end of said curve; thence south 54° 30' west 57 feet; thence south 28° 50' east 501.5 feet to a post; thence north 59° 30' east 287 feet to a 15 inch hackberry; thence north 35° east 205 feet to a twin locust; thence north 41° 45' east 348 feet to a stump; thence north 51° 15' east 184 feet to a 4 inch oak; thence north 24° east 164 feet to a 20 inch walnut; thence north 56° 45' east 268 feet to a 10 inch walnut; thence north 79° 30' east 145 feet to an iron pin in Gunn's westerly line; thence with said line north 13° west 75 feet to the beginning, containing 12 acres, more or less.

INCLUDED in the foregoing description but specifically excluded from this conveyance is that portion of property previously conveyed to E. B. Caldwell by Warranty Deed from Thomas Gaddes, and wife, Willie Mae Gaddes, of record in Book 2858, Page 299, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

A tract of land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by S. H. Hutchison December 3, 1958 as follows:

BEGINNING at an iron stake the most easterly corner of E. B. Caldwell's 3.83 acre tract; thence with his easterly line north 25° west 34 feet to an iron stake; thence south 68° 30' east 104 feet to an iron stake on south bank of a creek, Hornbeam pointer; thence with B. F. Bornstein's line south 43° 30' west 188 feet to a black locust; thence north 18° east 150 feet to the beginning containing .27 of an acre more or less.

ALSO included in the foregoing description but specifically excluded from this conveyance is that portion of property previously conveyed to William V. Thomas and wife, Mary Ann Thomas, by Warranty Deed of record in Book 3916, Page 122, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on southerly side of U. S. Highway #70, North, being a portion of a 12 acre tract of record in Book 2032, Page 628, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron stake on southern margin of the Highway, same being W. M. Sawyer's north west corner; thence with said W. M. Sawyer's westerly line, South 22° 30' east 195 feet to an iron stake in W. M. Sawyer's line; thence leaving Sawyers line going South 58° 30' west 68 feet to an iron stake, with an Elm pointer; thence North 44° west 48 feet to an iron stake; thence north 26° west 158 feet to an iron stake on margin of Highway; thence with margin of Highway, North 65° east 93 feet to point of beginning. Containing .45 of an acre, being the same more or less.

ALSO included in the foregoing description but specifically excluded from this conveyance is that portion of property previously conveyed to Lester Coleman Littleton and wife, Martha Littleton, by deed from Thomas Gaddes and wife, Willie (Mae) Gaddes of record in Book 2690, Page 59, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A parcel of land in the 9th Civil District of Davidson County, Tennessee on the southerly side of U.S. Highway No. 70 North and being a portion of a twelve acre tract of record in Book 2032, Page 628, Register's Office for Davidson County, Tennessee.

BEGINNING at a stake, the northwest corner of the Thomas Gaddes land in the south margin of the highway and easterly margin of a right of way to the Boenstein property; thence with the easterly margin of said right of way South 28 degrees 50 minutes east 501.5 feet to a stake; thence with Boenstein's line north 59 degrees E 174 feet to an iron stake; thence north 28 degrees 50 minutes west 515 feet to an iron stake in southern boundary of the highway; thence with southerly margin of the highway as follows, south 55 degrees 30 minutes west 117.5 feet south 55 degrees 30 minutes west 57 feet to the point of beginning containing two acres more or less.

AND included in the foregoing description but specifically excluded from this conveyance is that portion of property previously conveyed to Tom Hudson Company, a partnership, by Warranty Deed from Thomas Gaddes and wife, Willie Mae Gaddes, of record in Book 2150, Page 439, and being more particularly described as follows:

LAND in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by S. H. Hutchison, Surveyor, June 15, 1953, as follows:

BEGINNING on the southerly margin of Highway No. 70 at the northwest corner of the property conveyed to Joe Lester Gunn and wife by deed from J. S. Lovell and wife, of record in Book 1305, Page 96, Register's Office for said County; thence with Gunn's westerly line, south 13° east 75 feet to a stake; thence south 79° 30' west 145 feet to a 10-inch walnut; thence south 56° 45' west 268 feet to a 20-inch walnut; thence south 24° west 116 feet to an iron stake with elm and beech pointers; thence south 68° west 240 feet to an iron stake; thence north 23° 30' west 222 feet to the southerly margin of Highway No. 70; thence with same, north 68° east 135 feet, north 70° east 231 feet, north 73° east 231 feet and north 75° east 152.7 feet to the beginning, containing 2.5 acres, more or less.

BEING the same property conveyed to Thomas Gaddes and wife, Willie Mae Gaddes, by deed of record in Book 2032, Page 628, Register's Office for Davidson County, Tennessee, the said Willie Mae Gaddes having died on May 19, 2002 and being preceded in death by her husband, Thomas Gaddes.

The above description is not the same as in the previous deed of record.

John M Yearwood, husband of Linda I. Gaddes Yearwood, joins in this conveyance for the specific purpose of transferring and conveying all right, title and interest he may have by virtue of his marriage to Lind I. Gaddes Yearwood.

8105 Charlotte Pike Nashville, Tennessee 37209
(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; and I/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 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 hands this 19th day of December 2002.

William T. Gaddes
WILLIAM T. GADDES, unmarried - Seller

Joyce G. Williams
JOYCE G. WILLIAMS, unmarried - Seller

Mary Ann G. Thomas
MARY ANN G. THOMAS, unmarried - Seller

Linda I. Gaddes Yearwood
LINDA I. GADDES YEARWOOD – Seller

John M. Yearwood
JOHN M. YEARWOOD - Seller

STATE OF FLORIDA)
)
COUNTY OF CLAY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William T. Gaddes**, unmarried, 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 ORANGE PARK, Florida, this 14TH day of DECEMBER 2002.

Sandra C. Treffinger
NOTARY PUBLIC

My commission expires: 9/29/05

Sandra C Treffinger
MY COMMISSION # DD053194 EXPIRES
September 29, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Sandra C Treffinger
MY COMMISSION # DD053194 EXPIRES
September 29, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF LOUISIANA)
)
COUNTY OF Jonge Parish)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce G. Williams**, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Amite, Louisiana, this 17 day of December 2002.

Charles A. Talmus
NOTARY PUBLIC

My commission expires: at death

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 **Mary Ann G. Thomas**, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December 2002.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

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 **Linda I. Gaddes Yearwood** and husband, **John M. Yearwood**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December 2002.

Robert B. Reeves
NOTARY PUBLIC

My commission expires: September 30, 2006