PICK-UP

Davidson County DEEDWARR
Recvd: 01/09/03 14:17 2pgs
Fees:13.00 Taxes:301.55
20030109-0004292

THIS INSTRUMENT PREPARED BY:
Harry W. Miller, III
Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Marion Burton Mitchell and wife, Deborah Sue Mitchell ("GRANTOR")

TO: Cecil Ray Nuckolls ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID.:
Cecil Ray Nuckolls 5902 Cane Ridge Road Antioch, Tennessee 37013	Cecil Ray Nuckolls 5902 Cane Ridge Road Antioch, TN 37013	18200015300

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Eighty One Thousand Five Hundred and No/100 Dollars ($81,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Marion Burton Mitchell and wife, Deborah Sue Mitchell, have bargained and sold, and by these presents do transfer and convey unto Cecil Ray Nuckolls, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain parcel of land located in the 31st Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the approximate centerline of Cain Ridge Road, said point being the southwest corner of the herein described tract;

THENCE, along the said centerline of Cain Ridge Road N 06° – 14' – 55" E – 200.00' to a point;

THENCE, leaving the said centerline of said road and with a new line S 82° – 57' 42" E (passing through an iron rod situated on the approximate easterly margin of Cain Ridge Road at 25.00') 1055.83' to an iron rod situated in the western boundary of the William H. Grey, et ux property as evidenced in Book 6004, page 844 Register's Office Davidson County, Tennessee (RODC, TN);

THENCE with the said western boundary line of Grey S 07° – 29' – 00" W – 216.25' to an iron rod; said iron rod being situated 5' south of a woven wire fence line in the northerly boundary line of the Cecil R. Nuckolls property as evidenced in Book 11119, page 785 RODC, TN;

THENCE with the said northerly boundary line of Nuckolls and generally with the said woven wire fence line N 81° – 45' – 00" E – 389.00' to an iron rod;

THENCE N 82° – 16' – 00" W (passing through an iron rod at 637.53', said iron rod being situated on the aforementioned margin of Cain Ridge Road) 662.53' to the Point of Beginning.

Containing 5.01 Acres± (218,102 Square Feet).

Being a portion of the same property conveyed to Marion B. & Deborah S. Mitchell by James Gibbs Haswell, Jr. as evidenced in Book 5957, page 313 RODC, TN. Property is subject to an easement for Cain Ridge Road as evidenced in Book 2240, page 110 RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cecil Ray Nuckolls, his/her heirs and assigns forever.

And we do covenant with the said Cecil Ray Nuckolls, 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.

WITNESS my hand this 8th day of January, 2003.

Marion B. Mitchell

Deborah S. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Marion B. Mitchell and wife, Deborah S. Mitchell, the bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 8th day of January, 2003.

NOTARY PUBLIC

PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: Jan. 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 2003.

NOTARY PUBLIC

PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: Jan. 31, 2004

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