Davidson County DEEDWARR
Recvd: 01/14/03 09:53 2pgs
Fees:13.00 Taxes:155.40
20030114-0005620

PICK-UP

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Eastland Construction, Inc.
1483 N. Mt. Juliet Road, #213
Mt. Juliet, Tennessee 37122

**MORTGAGEE:**
SunTrust Bank
201 E. Main Street
Murfreesboro, Tennessee 37130

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map and Parcel
87-161

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Arnold A. Cole and wife, Alice Faye Cole,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eastland Construction, Inc.,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND IN THE 12TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF COLE'S RETREAT, PLAT WHICH IS OF RECORD IN INSTRUMENT NUMBER 200211200144463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.
>
> BEING A PART OF THE SAME PROPERTY CONVEYED TO ARNOLD A. COLE AND WIFE, ALICE FAYE COLE BY DEEDS OF RECORD IN BOOK 9540, PAGE 153 AND BOOK 6791, PAGE 606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property known as Lot No. 2 Coles Retreat, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement in favor of First Suburban Water Utility District of record in Book 9086, page 748; a stormwater detention agreement of record in Instrument Number 200210160127133, restrictive covenants, easements, covenants and conditions as shown on the plan of record in Instrument Number 200211200144463, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 3rd day of January, 2003.

Arnold A. Cole
**ARNOLD A. COLE**

Alice Faye Cole
**ALICE FAYE COLE**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ARNOLD A. COLE AND WIFE, ALICE FAYE COLE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN. DANA LOGGINS

My Commission Expires: 7-13-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$42,000.00.**

AFFIANT

Subscribed and sworn to before me this 3rd day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN. DANA LOGGINS

My Commission Expires: 7-13-03