WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/03 15:24 3pgs
Fees:18.00 Taxes:481.00

20030304-0028530

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall J. James (NAME)	Union Planters Bank, National (NAME)	MAP 029
5630 Clarksville Highway (ADDRESS)	215 Forrest Street (ADDRESS)	PARCEL 217.01
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Hattiesburg, MS 39403 (CITY) (STATE) (ZIP)	

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, Daniel J. Crowley and wife, Robin E. Crowley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall J. James

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:

BEGINNING at a point in the center line of State Highway 112 or the Clarksville Highway at the southwest corner of a 3+ acre tract conveyed to Nathan H. Bates as of record in Deed Book 3313, page 459, Register's Office for Davidson County, Tennessee; thence with his line North 57 degrees 15 minutes East 347 feet to a 4 inch Locust; thence North 6 degrees West 335 feet to a point; southerly line of the Joe Toso property as of record in Deed Book 359, page 328, Register's Office for Davidson County, Tennessee, and Hickory and Beech pointers; thence, North 59 degrees 15 minutes East 148 feet to a point and 16" inch Poplar Pointer; thence North 74 degrees East 200 feet to a point; thence North 67 degrees 45 minutes East 145 feet to a point and 16" inch Maple Pointer; thence down the center line of Line Kiln Branch the following courses: North 83 degrees 15 minutes East 272 feet; North 80 degrees 15 minutes East 178 feet; and North 86 degrees 30 minutes East 175 feet to top of falls; thence North 85 degrees 30 minutes East 300 feet to a point; thence North 83 degrees East 193 feet to a point with Beech and Ash Pointers in the Kirch Westerly Boundary line, now Bachlotte property; thence with his line South 3 degrees West 564 feet to an iron pin in the northeast corner of a small tract of 0.35+ acres, conveyed to Kenneth Rottero et ux from B. L. Curtis et ux of record in Deed Book 3704, page 129, Register's Office for Davidson County, Tennessee; thence North 86 degrees West 72.6 feet to a concrete monument, being the northwest corner of said Kenneth Rottero small tract and also being the northeast corner of a 0.5+ acre tract conveyed to State of Tennessee from B. L. Curtis et ux as of record in Deed Book 2694, Page 229, Register's Office for Davidson County, Tennessee; thence North 86 degrees West 130 feet to a concrete monument, being the northwest corner of said State of Tennessee property; thence South 3 degrees West 20' feet to a point in the center line of Fire Tower Road and a corner to a tract conveyed to Kenneth Rottero et ux from B. L.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5630 Clarksville Highway, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 hand s this 28th day of February, 2003

Daniel J. Crowley

Robin E. Crowley

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 Daniel J. Crowley and wife, Robin E. Crowley, 37080

the bargainor s, 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 Goodlettsville, Tennessee, this 28th day of February, 2003.

Commission expires

Notary Public

MY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

Curtis et ux as of record in Book 3377, Page 621, Register's Office for Davidson County, Tennessee; thence with the center line of said Road the following courses and distances: North 89 degrees 30 minutes West 417 feet; South 83 degrees 45 minutes West 215 feet; South 77 degrees 30 minutes West 216 feet; South 71 degrees 15 minutes West 557 feet and South 68 degrees 40 minutes West 402 feet to the center line of State Highway 112; thence with center of same North 18 degrees 15 minutes West 76.5 feet to the point of beginning containing 22.15+ acres.

BEING the same property conveyed to Daniel J. Crowley and wife, Robin E. Crowley by Warranty Deed from Mary Cuhel and Linda McSpadden of record by Instrument No. 200108080085085, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.