WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/03 10:36 3pgs
Fees:18.00 Taxes:185.00

20030312-0032894

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Judy C. Ivey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. IVEY	SAME	100-0-56
(NAME)	(NAME)	
7360 INDIAN CREEK ROAD	7364 INDIAN CREEK ROAD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(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, JAMES LARRY DEMOSS AND WIFE, SUSAN WRAY DEMOSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. IVEY AND WIFE, JUDY C. IVEY

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:

TRACT #I:

A Tract of Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made June 19, 1978, by Robert H. Cummings, Land Surveyor Tennessee No. 693, Map 100, Parcel 13.

Beginning at a point 27.32 feet from Indian Creek Road, the Southeast corner of said property, thence in a westerly direction, North 82 degrees 53 minutes West 441.18 feet to a point, thence in a northerly direction North 7 degrees 10 minutes 666.02 feet to a point, thence in an easterly direction North 78 degrees 26 minutes east to a point, tyence in a southerly direction South 18 degrees 06 minutes 810.56 feet to the point of beginning, being 5.82 acres.

TRACT II:

Beginning in the northerly margin of Indian Creek Road in a direct line from the North line of a 50 foot easement located on the South side of the property conveyed to James Larry DeMoss, et ux, as recorded in Book 5304, page 255, RODC, Tennessee; thence North 82 degrees 53 ' W 77' to a point in the James Larry DeMoss East line; thence North 18 degrees 06' E 55.26' to a point thence South 82 degrees 53' E 130 ' to the margin of Indian Creek Road thence

CONTINUED

unimproved (X)
This is improved ( ) property, known as 7360 INDIAN CREEK ROAD, NASHVILLE, TN 37209
(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 3rd day of February 2003

JAMES LARRY DEMOSS
By: James Larry DeMoss by Susan Wray DeMoss
SUSAN WRAY DEMOSS, ATTORNEY-IN-FACT

Susan Wray DeMoss
SUSAN WRAY DEMOSS

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, **I. Dyke Tatum**, a Notary Public in and for said County and State, the within named **Susan Wray DeMoss**

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 **3rd** day of **February, 2003**.

Commission expires **5/29/05**

I. Dyke Tatum
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan Wray DeMoss, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of James Larry DeMoss as his Attorney-in-Fact, as the free act and deed of the within named James L. DeMoss.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2003.

My Commission Expires: 5/29/05

I. Dyke Tatum
Notary Public

LEGAL DESCRIPTION CONTINUATION

Southwest along the margin of Indian Creek Road 56.50' to the point of beginning.

This conveyance is subject to the right of grantors to install and maintain water pipes over the property to the spring which is located adjacent to the and south of this property.

Being the same property conveyed to James Larry Demoss and wife, Susan Wray Demoss by Quitclaim Deed from H. E. Collins, Trustee, of record in Book 5335, page 461, said Register's Office.

Included in the survey and description of Tract I and not excluded by this conveyance is a 50 foot roadway easement running across the southern part of the tract and parallel with the southern line.