Davidson County DEEDWARR
Recvd: 04/23/03 10:28 5pgs
Fees:28.00 Taxes:322.47

20030423-0054053

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41841**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,154.50**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF APRIL, 2003.

Notary Public

My Commission Expires MAR 25 2006 MY COMMISSION EXPIRES: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JEFFREY W. SWEET et ux **5820 Craft Road** **Joelton, TN 37080**	**S A M E**	**29-384** **GSD 3248**

FOR AND IN 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, DAVID L. SHANOWER and wife, KIM R. SHANOWER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. SWEET and wife, DARLENE C. SWEET**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to David L. Shanower, married, by deed from Raymond E. Foster and wife, Jane Foster of record in Instrument Number 20000523-0051754, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **Tracts1-A and 2-A Craft Road, Joelton, Tennessee 37080**

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 15 DAY OF APRIL, 2003.

David L Shanower by Kim R Shanower AIF
DAVID L. SHANOWER

Kim R Shanower
KIM R. SHANOWER

David L Shanower

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 DAVID L. SHANOWER, 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 the 16 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR

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 KIM R. SHANOWER, 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 the 15 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR

PROPERTY DESCRIPTION
TRACT 1A OF THE
SHANOWER PROPERTY
JOELTON ,DAVIDSON COUNTY, TENNESSEE

BEGINNING at an iron pin in the westerly margin of a 50-foot-wide ingress/egress and public utility easement of record in Instrument No. 20010309-22589 in the Register's Office for Davidson County, Tennessee (R.O.D.C.) at the end of Craft Road, said iron pin being approximately 1,368 feet south of the intersection of the westerly right of way of Craft Road (50-feet right of way) with the southerly right-of-way margin of Grays Point Road, said pin being the southeasterly corner of the property conveyed to Lane and Howarth as of record in Instrument No. 20000912-90248 R.O.D.C., and also being the Point of Beginning for the herein-described tract;

THENCE, with said westerly margin of said 50-foot-wide ingress/egress and public utility easement, South 25° 28' 26" West, 50.00 feet to an iron pin, said pin being a corner in the northerly line of Sweet, as of record in Instrument No. 20010925-103242, R.O.D.C.;

THENCE, with the lines of Sweet as follows:
North 75° 47' 49" West, 155.82 feet to an iron pin;
South 87° 42' 29" West, 250.73 feet to an iron pin;
South 30° 10' 29" West, 599.97 feet to an iron pin at the southwest corner of Sweet;

THENCE, leaving Sweet with a new line, South 30° 10' 29" West, 756.75 feet to a point in the north line of the parcel conveyed to Stevens by deed of record in Book 7408, Page 414, R.O.D.C.;

THENCE, with the lines of Stevens as follows:
North 82° 58' 53" West, 572.96 feet to an iron pin;
North 06° 27' 56" East, 787.73 feet to an iron pin at the southeasterly corner of Lane & Howarth;

THENCE, with the southerly lines of Lane & Howarth as follows:
North 68° 06' 24" East, 1,214.77 feet to a corner tree;
South 75° 47' 49" East, 472.27 feet to the Point of Beginning and containing 20.96 acres, more or less.

BEING a portion of the property conveyed to David L. Shanower by deed of record in Instrument Number 20000523-51754, in the Register's Office for Davidson County, Tennessee.

INCLUDED with Tract 1A are the property rights to Parcel 142 on Tax Map 29, granted to David L. Shanower by Instrument No. 20010309-22589 of record in the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION
TRACT 2A OF THE
SHANOWER PROPERTY
JOELTON, DAVIDSON COUNTY, TENNESSEE

BEGINNING at an iron pin in the easterly margin of a 50-foot-wide ingress/egress and public utility easement of record in Instrument No. 20010309-22589 in the Register's Office for Davidson County, Tennessee (R.O.D.C.) at the end of Craft Road, said iron pin being approximately 1,368 feet south of the intersection of the easterly right of way of Craft Road (50-feet right of way) with the southerly right-of-way margin of Grays Point Road, said pin being the southwesterly corner of the property conveyed to Tucker as of record in Deed Book 10996, Page 817, R.O.D.C., said pin also being the Point of Beginning for the herein described tract;

THENCE, with the southerly line of Tucker, South 67° 18' 39" East, 395.75 feet to an iron pin in the westerly line of property conveyed to Wood by deed of record in Book 7239, Page 661, R.O.D.C.;

THENCE, with the westerly line of Wood, South 07° 10' 44" West, 254.64 feet to an iron pin at the northwesterly corner of Roberts, as of record in Book 8401, Page 850, R.O.D.C.;

THENCE, with the westerly line of Roberts, South 10° 20' 02" West, 241.40 feet to a point, said point being the northwesterly corner of Valentine & Kohn as of record in Book 9089, Page 502, R.O.D.C.;

THENCE, with the westerly line of Valentine & Kohn, South 24° 37' 59" West, 201.00 feet to an iron pin, said pin being the northwesterly corner of Dooley & McKoin as of record in Book 9722, Page 205, R.O.D.C.;

THENCE, with the westerly line of Dooley & McKoin, South 18° 32' 37" West, 202.62 feet to an iron pin at the northwesterly corner of Jones, as of record in Book 10376, Page 23, R.O.D.C.;

THENCE, with said westerly line of Jones, South 20° 54' 45" West, 229.50 feet to an iron pin at the southeasterly corner of said herein described tract;

THENCE, with the northerly line of Jones and the northerly line of Levine as of record in Book 5773, Page 888, R.O.D.C., and the northerly line of Stevens, as of record in Book 7408, Page 414, R.O.D.C., for the following calls:

North 82° 58' 41" West, 610.12 feet to an iron pin;

South 81° 31' 07" West, 244.20 feet to an iron pin;

North 82° 58' 53" West, 356.82 feet to a point in the northerly line of Stevens, as of record in Book 7408, Page 414, R.O.D.C.;

THENCE, leaving Stevens with a new line, North 30° 10' 29" East, 756.75 feet to an iron pin at the southwesterly corner of Sweet, as of record in Instrument Number 20010925-103242, R.O.D.C.;

THENCE, with the lines of Sweet as follows:

South 49° 03' 27" East, 916.66 feet to an iron pin;
North 20° 13' 50" East, 645.56 feet to an iron pin;
North 68° 30' 06" West, 130.41 feet to an iron pin;
North 05° 03' 46" East, 345.57 feet to an iron pin;
North 64° 31' 34" West, 100.00 feet to an iron pin in said 50-foot-wide ingress/egress and public utility easement;

THENCE, with said ingress/egress and public utility easement, North 25° 28' 26" East, 61.50 feet to the Point of Beginning, and containing 14.98 acres, more or less.

BEING a portion of the property conveyed to David L. Shanower by deed of record in Instrument Number 20000523-51754, in the Register's Office for Davidson County, Tennessee.

INCLUDED with Tract 2A are the property rights to Parcel 142 on Tax Map 29, granted to David L. Shanower by Instrument No. 20010309-22589 of record in the Register's Office for Davidson County, Tennessee.