Realty Title 06
487

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/09/03 09:36 2pgs
Fees:13.00 Taxes:252.34
20030509-0062441

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $68,200.00

Affiant

Subscribed and sworn to before me, this 6 day of May, 2003.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Caleb N. Unland 6206 N. New Hope Road Hermitage TN 37076	New Owner	87-168

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Capital Journey, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Caleb N. Unland and Brooke Penix, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being more particularly described as follows:
>
> Being Part of Lot Number 8 on the Plan of Moses T. Brooks, deceased, as of record in Minute Book "H" Page 690, of the County Court for said county, described as follows: Beginning at a point on the west margin of New Hope Road, being the southeast corner of a tract conveyed to Thelma R. Zanetis, of record in Book 5408, Page 534, Register's Office for said County, said point also being the northeast corner of the tract being conveyed herein; thence North 84 degrees 55 minutes 43 seconds west 225 feet to a point; thence south 4 degrees 58 minutes 13 seconds west 114.67 feet to a point; thence south 84 degrees 55 minutes 43 seconds east 220 feet to a point; thence with a curve to the left 25 feet to a point on the margin of New Hope Road; thence with the margin of said road, north 5 degrees 14 minutes 56 seconds east 90 feet to the point of beginning.
>
> Being the same property conveyed to Capital Journey, LLC, by Trustee's Deed of record in Instrument 20030402-0043516, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6206 N. New Hope Road, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of May, 2003.

Capital Journey, LLC

By: _____
James Roberts, Managing Member

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 James Roberts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that he executed the within instrument for the purposes therin contained and who further acknowledged that he is a managing member of Capital Journey, LLC and that he is authorized by Capital Journey LLC to execute this instrument on its behalf by himself as such managing member.

Witness my hand in Mt. Juliet, TN, this 8th day of May, 2003.

_____
Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004