Davidson County DEEDWARR
Recvd: 05/21/03 09:05 3pgs
Fees:18.00 Taxes:240.50
20030521-0069008

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
B. D. Charlton, et ux 1257 Louisville Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 6 Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BOBBY WAYNE RICHARDS a/k/a BOBBY W. RICHARDS and wife, FIONA F. RICHARDS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto B. D. CHARLTON and wife, ROSE C. CHARLTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District on Baker's Station Road, being Tract No. 4 of the unrecorded subdivision of the Zack Myers land and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the L & N Railroad right of way, said point being the northeast corner of Tract No. 3 which was conveyed to William E. Lee, et ux, by Deed of record in Book 2836, page 212, Register's Office for said County; thence with said L & N Railroad right of way North 18 deg. West 100 feet to the southeast corner of Tract No. 5, which was conveyed to James C. King, et ux, by Deed of record in Book 3840, page 130, Register's Office for said County; thence with Tract No. 5, South 80 deg. West 745 feet to a point in the Line of Tract No. 1; thence with Tract No. 1, South 29 deg. East 100 feet to a point, a corner to Tract No. 3; thence with Tract No. 3, North 81 deg. East 715 feet to the point of beginning, and containing 1.70 acres, more or less.

BEING the same property conveyed to Bobby Wayne Richards and wife, Fiona S. Richards, by Installment Deed from Zack O. Myers and wife, Toccoa B. Myers, of record in Book 8224, page 136, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2404 Baker Rd., Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Building Easement of record in Instrument No. 20030319-0036481, said Register's Office.

3. Subject to Bridge Easement of record in Instrument No. 20030410-0047698, said Register's Office.

4. Subject to right of way of Baker's Station Road as set forth in the Installment Deed of record in Book 3865, page 615, said Register's Office.

5. Subject to the property being located within a flood plain.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Bobby Wayne Richards
BOBBY WAYNE RICHARDS
a/k/a BOBBY W. RICHARDS

Fiona F. Richards
FIONA F. RICHARDS

"GRANTEES"

B D Charlton
B. D. CHARLTON

Rose C. Charlton
ROSE C. CHARLTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY WAYNE RICHARDS a/k/a BOBBY W. RICHARDS and wife, FIONA F. RICHARDS, and B. D. CHARLTON and wife, ROSE C. CHARLTON, 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, at office, this the 16th day of May, 2003.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005