Davidson County DEEDWARR
Recvd: 05/21/03 15:57 2pgs
Fees:13.00 Taxes:103.60
20030521-0069637

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 23.02

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 Bakers Station Road, being Tract No. 2 of the unrecorded subdivision of the Zack Myers Land and described according to a survey by Odo E. Richards, as follows:
>
> BEGINNING at a point in the L & N Railroad right of way and a common corner with Tract 3; thence with the L & N Railroad South 18 deg. East 100 feet to a point; thence South 83 deg. West 672 feet, this call crossing Baker's Road, to a point; thence North 29 deg. West 100 feet to a common corner with Tracts 2 and 3; thence with the line between Tracts 2 and 3, North 81 deg. 30 min. Est 695 feet to the point of beginning, containing 1.63 acres, more or less.
>
> BEING the same property conveyed to Bobby W. Richards and wife, Fiona F. Richards, by deed from Donald C. Stock and wife, Thelma Jean Stock, 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 2396 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 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 $28,000.00.

B D Charlton
Affiant Rose C. Charlton

Sworn to and subscribed before me, 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