Title Escrow of Robertson Co
2784A Hwy 31W
White House, TN 37188

13165

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/25/06

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie A. Matthews	The Farmers Bank	34-7-8
(NAME)	(NAME)	
302 Shepherd Hills Drive	P.O.Box 657	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	White House, TN 37188	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Martha Jane Laird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. Matthews

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/30/03 09:36 3pgs
Fees:18.00 Taxes:526.33
20030530-0072985

This is improved property known as 308 Shepherd Hills Drive, Madison, TN 37115

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 her hand this 21st day of May, 2003.

Martha Jane Laird

File No.: 13165

ATTACHMENT

PARCEL NO. 1:

BEING Lot No. 86 on the Plan of Shepherd Hills, Section II, of record in Book 2900, page 12, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Shepherd Hills Drive at the corner of Lots Nos. 86 and 87; thence with the line between said lots, westerly 350 feet to a point; thence southerly 156.2 feet to a corner of Lot No. 85; thence with the line between Lots Nos. 85 and 86, easterly 350 feet to the westerly margin of Shepherd Hills Drive; thence with the margin of the same, northerly 100 feet to the point of beginning.

PARCEL NO. 2:

LAND in Davidson County, Tennessee, being part of Lot No. 85 on the Plan of Section II, Shepherd Hills Subdivision, of record in Book 2900, page 12, Register's Office for said County.

Said part of said Lot No. 85 is described as follows: Beginning at an iron pin at the common corners of Lots Nos. 85 and 86 in the southwesterly margin of Shepherd Hills Drive and extending back in a southwestwardly direction along the common boundary line of Lots Nos. 85 and 86 for a distance of 110.4 feet to an iron pin; thence southeasterly in a line almost parallel with Shepherd Hills Drive for a distance of 17 feet to an iron pin; thence in a straight line northeasterly to the iron pin in the common corner of Lots Nos. 85 and 86 in the southwesterly margin of Shepherd Hills Drive for a distance of 107.8 feet, said iron pin being the point of beginning.
The foregoing being described from a survey dated May 14th, 1965, by T. R. Sanford, Surveyor, said survey not of record.

BEING the same property conveyed to Martha Jane Laird by Warranty Deed from Martha Ann Durham, etal, dated April 19, 1991, and recorded in Book 8351, page 520, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

13165

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

Martha Jane Laird

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 21st day of May, 2003.

My commission expires 11/25/06

Notary Public

OLLIE MAE PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006