WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/03 15:01 2pgs
Fees:13.00 Taxes:725.20

20030603-0075546

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Gannon	Karen Gannon	MAP 58 PAR. 4
(NAME) 201 Jones Lane	(NAME) Same	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rod Brown and E.R. Rutherford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Gannon and husband, William Walsh**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract I
Land in the 13th formerly the 23rd Civil District of said County, being the southerly part of tract No.1 in the subdivision of the Henry Holt Farm, as of record in Plan Book 2, Page 155, of the Chancery Court at Nashville, described according to a survey made by George W. Wadkins, Surveyor, May 12, 1949, as follows:

BEGINNING at a railroad spike in the center line of New Eaton's Creek Road, said point being 684 feet southerly form the intersection of the center line of New Eaton's Creek Road and Old Eaton's Creek Road; thence with the center line of said New Eaton's Creek Road, South 6 degrees west 216 feet and south 4 degrees 20' east 100 feet to a point in the northern boundary line of the property conveyed to W.H. Hazelwood and wife by Deed from F.J. Nicholson and wife, of record in Book 1126, page 74, Register's Office for said County; thence with Hazelwood's northerly line, north 56 degrees 45' west 396 feet, north 76 degrees 30' west 323.6 feet, north 67 degrees west 270 feet, and south 78 degrees 30' west 243 feet to a point in the eastern boundary line of the C.T. Marshall tracts thence with Marshall's easterly line, north 1 degrees 40' east 338 feet; thence south 84 degrees 45' east 158 feet to a twin oak; thence north 67 degrees 15' east 580 feet to the centerline of Eaton's Creek; thence with said Creek, south 31 degrees east 227 feet, south 47 degrees 15' east 160.5 feet, and south 32 degrees east 278 feet; thence south 54 degrees east 92 feet to the beginning containing 12.62 acres, more or less.

Tract II
Land in the 13th Civil District of Davidson County, Tennessee, beginning at the Northwest corner of the new bridge across Eaton's Creek on the New Sulphur Creek Road, (formerly known as the Hyde Road), and running in a northerly direction with the center of said road approximately 1200 feet to a corner where the Woods tract of land and the lands of Dugger join; thence northeastwardly with the Woods line with the meanderings of a branch, approximately 1600 feet more or less to the Southwest corner of the Woods tract and the Eaton's Creek road; thence westerly with the north margin of Eaton's Creek, approximately 300 feet to the corner of the new concrete bridge on the said New Sulphur creek road, being the point of beginning and containing by estimation, five acres, more or less.

Being the same property conveyed to Rod Brown and E.R. Rutherford by Warranty Deed of record in Book 9735, Page 514, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantors.

Grantee herein agrees that in the event that the property is assessed "Rollback Taxes", that the Grantee will pay such taxes and hold the Grantors harmless from all costs in connection with such Rollback taxes.

This is unimproved property, known as 17+ acres Eatons Creek Road, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of May, 2003.

Rod Brown 5-28-03

Rod Brown

E. R. Rutherford

E.R. Rutherford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Rod Brown and E.R. Rutherford the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/28/2003.

Commission expires:

LARRY D. CRA... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

My Commission Expires APRIL 28, 2004

Notary Public