WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Markins	Washington Mutual Bank, FA	28-00-0-098.00
(NAME)	(NAME)	28-00-0-017.00
5906 Higdon Road	P. O. Box 25064	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Santa Ana, CA 92799 5064	
(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, E. N. Richardson and wife, Eva Carol Richardson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Markins and wife, Wanda P. Markins, 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 ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5906 Higdon Road, Joelton, TN 37080

(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 26th day of June, 2003.

E. N. Richardson

Eva Carol Richardson

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 E. N. Richardson and wife, Eva Carol Richardson, the bargainor(s), 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 and official seal at Goodlettsville, Tennessee this 26th day of June, 2003.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2005

Notary Public

Davidson County DEEDWARR
Recvd: 06/30/03 14:23 2pgs
Fees:13.00 Taxes:684.50

20030630-0090067

EXHIBIT A

Tract I:

Land in the 14th Civil District of Davidson County, Tennessee, and described as Tract Five according to a survey by G. Barry Greer and Associates, dated January 12, 1972 revised February 3, 1972 as follows:

Beginning at an iron pin in the centerline of Higdon Road and running thence north 6 deg. 55' west 594.7 feet to a point on the Davidson County-Cheatham County line; thence south 55 deg. 4' east 592.8 feet to a stake; thence south 42 deg. 34' west 404.7 feet to a point on the centerline of said Higdon Road; thence along said centerline north 71 deg. 30' west 148.2 feet to the point of beginning, containing 3.6 acres, more or less.

Being the same property conveyed to E. N. Richardson and wife, Eva Carol Richardson by deed from Joe Swafford and wife, Christine Swafford and James M. Gunter and wife, Carolyn Gunter of record in Book 4593, page 208, Register's Office, Davidson County, Tennessee.

Tract II:

Land in the 14th Civil District of Davidson County, Tennessee, being the westerly 107 feet of Tract No. 4, of an unrecorded plat of the J. T. Swafford land as shown on said plat dated January 12, 1972, prepared by G. Barry Greer & Associates, Land Surveyors; and described according to a survey dated July 21, 1972, by G. Barry Greer and Associates, as follows:

Beginning at a point in the northerly margin of Higdon Road, said point being the southwest corner of the herein described tract, and being located 1,137.3 feet from the center line of Ridge Road as measured along the centerline of Higdon Road, thence north 42 deg. 34' east 404.7 feet to an iron pin; thence south 52 deg. 45' east 107 feet to a point; thence south 42 deg. 32' west 419.8 feet to a point in the northerly margin of Higdon Road; thence north 44 deg. 38' west 107 feet along the northerly margin of said road to the beginning, containing 1 acre, more or less.

Being the same property conveyed to E. N. Richardson and wife, Eva Carol Richardson by deed from Joe Swafford and James M. Gunter of record in Book 4623, page 202, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a right of way easement of record in Book 3613, page 177, Register's Office for Davidson County, Tennessee.

This conveyance subject to codes permit of record in Book 7632, page 773 Register's Office for Davidson County, Tennessee.

The legal descriptions contained herein are the same as in the previous deeds of record.