WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/03 12:23 3pgs
Fees:18.00 Taxes:703.00

20030707-0092996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: 10/5/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Haggard	Suntrust Bank	MAP 048
(NAME)	(NAME)	
4208 Burton Hollow Road	P. O. Box 305110, 7th Floor	PARCEL 222
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37230-5110	
(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, Charles R. Graves and wife, Martha Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Haggard

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Underwood, Engineer, on September 15, 1980, as follows:

Beginning at a nail in the center point of Dry Fork Road; thence S 41 deg. 52' E 411.25 feet to a nail; thence S 70 deg. 00' W 315.5 feet to nail in the center point of Burton Hollow Road; thence continuing along Burton Hollow Road S 85 deg. 30' W 321.75 feet to another nail; thence with the center line of Burton Hollow Road S 68 deg. 30' W 128.5 feet to a nail; thence N 21 deg. 00' W 454.12 feet to an iron pin; thence N 50 deg. 32' E 264.76 feet to an iron pin; thence S 39 deg. 29' E 328.0 feet to a corner fence post; thence N 55 deg. 12' E 258.39 feet to the point of beginning, said tract being 6.57 acres, more or less.

BEING the same property conveyed to Charles R. Graves and wife, Martha Graves by Warranty Deed from Jimmy W. Graves, Charles R. Graves, Martha Graves, Jeannie Gwenelle Graves and Barbara L. Graves of record in Book 5716, page 876, Register's Office for Davidson County, TN

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND WHICH WAS CONVEYED TO JOHN DANIEL COLEMAN and wife, MARIE LOKEY BRUMBACH COLEMAN, from Charles R. Graves and wife, Martha Graves, of record in Book 7336, page 458, Register's Office for Davidson County, Tennessee, described as follows:

LAND in the Second Civil District of Davidson County, Tennessee, and being

CONTINUED

unimproved ( )
This is improved (X) property, known as 4208 Burton Hollow Road, Whites Creek, TN 37189
(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 hand s this 2nd day of July 2003

Charles R. Graves

Charles R. Graves

Martha Graves

Martha Graves

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 bargainor Charles R. Graves and wife, Martha Graves

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 2nd day of July, 2003.

Commission expires My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 10, 1987, and known as Job No. 87-473 more particularly described as follows:

BEGINNING at a point on the westerly margin of Dry Fork Road, said point of beginning being the southeast corner of the herein described tract also being in the center of a creek and also being the northeast corner of the Marie Lokey Brumbach property: thence with the center of a creek and Brumbach's northerly line the following calls: S 70 deg. 01' 17" W 244.77' to a point; thence S 82 deg. 12' 24" W 414.02' to a point; thence S 66 deg. 38' 54" W 125.30' to an iron pin Brumbach's northwesterly corner; thence leaving Brumbach's line N 14 deg. 03' 46" W 29.81' to a point in the center line of Burton Hollow Road; thence with the centerline of Burton Hollow Road the following calls: N 08 deg. 15' 16" E 64.58' to a point; thence N 72 deg. 54' 29" E 102.47' to a point; thence N 80 deg. 59' 04" E 55.39' to a point; thence N 86 deg. 06' 05" E 208.25' to a point; thence N 82 deg. 32' 53" E 31.60' to a point; thence N 76 deg. 02' 18" E 57.75' to a point; thence N 70 deg. 59' 52" E 254.92' to a point in the westerly margin of Dry Fork Road; thence leaving the centerline of said Burton Hollow Road and with the margin of Dry Fork Road S 38 deg. 15' 04" E 22.15' to the point of beginning.