Davidson County DEEDWARR
Recvd: 07/17/03 13:35 2pgs
Fees:13.00 Taxes:751.10
20030717-0100510

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $203,000.00.

Affiant

Sworn to and subscribed before me on this the 9th day of July, 2003.

NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

IndyMac Bank, FSB
901 E. 104th Street, Bldg. B
Kansas City, MO 64131

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Dale S. Newcomb	Owner	004-00-0 166.00
8420 Sycamore Creek Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ROBERT JONES and wife, KATHY JONES**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **DALE S. NEWCOMB and wife, KIMBERLY L. NEWCOMB**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain tract or parcel of land situated in the 1st Councilmanic District of Davidson County, Tennessee, being more particularly described according to a survey by Burns & Associates, Inc., dated June 06, 2003 as follows:

BEGINNING at a point on the Easterly margin of Sycamore Creek Road 25 feet from said centerline, said point being the Southwest corner of a parcel belonging to Rebecca Hamilton, as evidenced in Instrument 20010419-0038632, Registers Office of Davidson County, Tennessee, said point also being the Northwest most corner of the herein-described parcel; thence leaving the Easterly margin of Sycamore Creek Road South 71 deg. 29 min. 28 sec. East 391.78 feet to an iron rod (old); thence South 71 deg. 30 min. 05 sec. East 51.12 feet to an iron rod (new), said point being the POINT OF BEGINNING for the herein-described parcel; thence South 71 deg. 30 min. 05 sec. East 580.09 feet to an axle shaft (old); thence, South 71 deg. 44 min. 34 sec. East 501.07 feet to an iron rod (old), said point being the Northeasterly most corner of the herein-described parcel, and on the Southerly line of the previously mentioned Rebecca Hamilton line, and the Northerly most corner of a parcel belonging to William Edgin, as evidenced in Book 4454, Page 334, Registers Office of Davidson County, TN; thence leaving the Rebecca Hamilton line along the William Edgin line South 12 deg. 04 min. 50 sec. West 112.31 feet. to an iron rod (old); thence South 4 deg.

26 min. 55 sec. West.120.65 feet. to an iron rod (old); thence continuing along William Edgin line North 73 deg. 52 min. 54 sec. West 464.00 feet to an iron rod (old); thence North 73 deg. 53 min. 49 sec. West 337.99 feet to an iron rod (old); thence North 2 deg. 27 min. 03 sec. East 122.78 feet to an iron rod (old); thence North 88 deg. 39 min. 47 sec. West 217.00 feet to an iron rod (new), said point being the Southwest most corner of the herein-described parcel; thence leaving the previously mentioned William Edgin line along a new line North 2 deg. 49 min. 48 sec. West. 221.12 feet. to the POINT OF BEGINNING, containing 240,995.8 sq. ft. and/or 5.533 acres more or less.

Said parcel being subject to a 100 foot gas line easement.

BEING a portion of the same property conveyed to ROBERT JONES and wife, KATHY JONES by deed dated August 24, 2001, and executed by DAVID JOHNSON and wife, ROBIN T. JOHNSON and recorded as Instrument No. 20010824-0091951, Register's Office for Davidson County, Tennessee.

This is improved property known as 2420 Sycamore Creek Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 9th day of July, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert Jones
ROBERT JONES

Kathy Jones
KATHY JONES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROBERT JONES and wife, KATHY JONES, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Tennessee, this the 9th day of July, 2003.

Mary V. Brooks
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 06/14/03