47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/03 10:57 3pgs
Fees:18.00 Taxes:962.00

20030909-0131335

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Robert L. Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2003

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expire:
October 25, 2003
STATE OF TENNESSEE

G-1638-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Sanford (NAME)	1091 Jasperson Drive (NAME)	63-29
616 Menees Lane (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Robert Edward Henderson and Georgia Anne Henderson Gentry, Devisee's of the Last Will and Testament of Lovell C. Henderson, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Sanford and wife, Erika A. Sanford

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 tract of land in the 11th Civil District of said County, being part of the Ed S. Menees Lands, and described partly according to a copy of a survey made by Harvey Gee, Surveyor, November 2, 1946, as follows:

BEGINNING at an iron pin in the northerly margin of Menees Road, at the southeast corner of the property conveyed to Martha Brownlow, et al, by deed of record in Book 1644, page 505, Register's Office for said County; thence along the east line of said Brownlow property, north 270 feet to an iron pin; thence west 192.9 feet to a tack in the center line of Neely's Bend Road, Brownlowe's northwest corner; thence with the center of said road, north 5 deg 25' west 420.7 feet to a tack in the center line of said road, opposite an iron pipe on the east margin of said road; thence leaving the road, north 87 deg 52' east 344.3 feet to an iron pipe; thence south 89 deg 41' east 515 feet to an ironpipe in a fence line; thence along said fence line and along Ed Menees' west line, south 3 deg 13' west 701.6 feet to an iron pipe in a fence on the north margion of Menees Road; thence with said fence and along the margin of said road, west 595.5 feet to the beginning, containing 11.9 acres, more or less.

Being the same property conveyed to Robert E. Henderson and wife Lovell C. Henderson by deed from Ruby Key and husband C.J. Key of record in Book 2452, Page 489, Register's Office for Davidson County, TN. Robert E. Henderson having since died on January 17, 2003 in Davidson County, Tennnessee The said Lovell C. Henderson having since died testate on August 7, 2003 in Sumner County, Tennessee. Pursuant to the Last Will & Testament of Lovell C. Henderson of record in Volume 5485/1234143, Probate Court for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 616 Menees Lane, Madison, TN 37115
(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 5th day of September, 2003

Robert Edward Henderson
Robert Edward Henderson

Georgia Anne Henderson Gentry
Georgia Anne Henderson Gentry

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Tennessee, the devisees are Robert Edward Henderson and Georgia Anne Henderson Gentry.

Lovell Cates Davy Henderson and Lovell Cates Henderson and Lovell C. Henderson being one and the same person.

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 Robert Edward Henderson and Georgia Anne Henderson Gentry

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 5th day of September, 2003

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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