WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/03 08:51 4pgs
Fees:23.00 Taxes:554.63

20030910-0131780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Tabitha Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ref. to Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Gay Landreth	Glenda Gay Landreth	114-0-010
(NAME)	(NAME)	
15 Beach Drive East	15 Beach Drive East	114-0-012
(ADDRESS)	(ADDRESS)	
Miramar Beach, FL 32550	Miramar Beach, FL 32550	
(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, Carolyn Cassidy and Alton Ray Fisk and Gene Harris Fisk and Cynthia Jenkins and Pamela Buchanon and Terry Lee Fisk, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gay Landreth, a/k/a Glenda Gay Landreth and Jeff Landreth, a/k/a Jeffrey A. Landreth, wife and husband, 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

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Carolyn Cassidy, Alton Ray Fisk, Gene Harris Fisk, Cynthia Jenkins, and Pamela Buchanon by Terry Lee Fisk as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030910-0131779, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 7604 Old Charlotte Pike, Nashville, TN 37209

(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 my/our hand(s) this 25th day of August, 2003.

Gene Harris Fisk
By: Terry Lee Fisk as Attorney-In-Fact

Carolyn Cassidy
By: Terry Lee Fisk

Cynthia Jenkins
By: Terry Lee Fisk as Attorney-In-Fact

Alton Ray Fisk
By: Terry Lee Fisk as Attorney-In-Fact

Pamela Buchanon
By: Terry Lee Fisk as Attorney-In-Fact

Terry Lee Fisk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this August 25, 2003, before me personally appeared Terry Lee Fisk, the person who executed the foregoing instrument on behalf of Carolyn Cassidy, Alton Ray Fisk, Gene Harris Fisk, Cynthia Jenkins, and Pamela Buchanon, and acknowledged that Terry Lee Fisk executed the same as the free act and deed of the said Carolyn Cassidy, Alton Ray Fisk, Gene Harris Fisk, Cynthia Jenkins and Pamela Buchanon, through Power of Attorney granted Terry Lee Fisk by the said Carolyn Cassidy, Alton Ray Fisk, Gene Harris Fisk, Cynthia Jenkins, and Pamela Buchanon.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2003.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

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 Terry Lee Fisk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2003.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

EXHIBIT A

TRACT NO. 1

Being a tract of land on the northerly margin of Old Charlotte Pike approximately one-half mile west of Gower Road, said land is bounded on the east by Mikos and Wooten, on the north by Wooten, on the west by Barnes, and more particularly described as follows:

Beginning at an iron rod old in the northerly margin of Old Charlotte Pike, the southwest corner of Paul Mikos (Book 10934, Page 936 R.O.D.C.) and the southeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 428.06 feet and a length of 82.28 feet, A chord bearing and distance of S 87 DEG. 28 MIN. 25 SEC. W 82.15 feet to a point of tangent; thence continuing with said road N 87 DEG.01 MIN. 23 SEC W 54.59 feet to an iron rod new, the southeast corner of Ronnie Barnes (Book 8535, Page 667 R.O.D.C) and the southwest corner of this tract; thence with the east line of Barnes N 05 DEG. 58 MIN. 09 SEC. W 276.84 feet to an iron rod new, the northeast corner of Barnes and the south line of Alton Fisk (Book 4918, Page 890 R.O.D.C); thence with the south line of Fisk S 81 DEG. 26 MIN. 02 SEC. E 56.80 feet to an iron rod old, a common corner with Fisk and James Wooten (Book 9186, Page 143 R.O.D.C); thence with the south line of Wooten S 82 DEG. 15 MIN. 00 SEC. E 130.20 feet to the northeast corner of this tract; thence with the west line of Wooten S 03 DEG. 35 MIN. 09 SEC. W 140.51 feet to an iron rod old, a common corner with Wooten and Mikos; thence with the west of line of Mikos S 05 DEG 48 MIN. 41 MIN. W 108.86 feet to the point of beginning, containing 0.98 acres more or less, according to a survey by Kenneth W. Morton, R.L.S. #623 dated 6/2/01.

TRACT NO. 2

Being a tract of land north of Old Charlotte Pike approximately one-half mile west of Gower Road, and bounded on the south by Slay, Craft and Barnes, on the west by Spence and Wetzel, on the north by Sullivan, on the east by Fuller and Mabry, and more particularly described as follows:

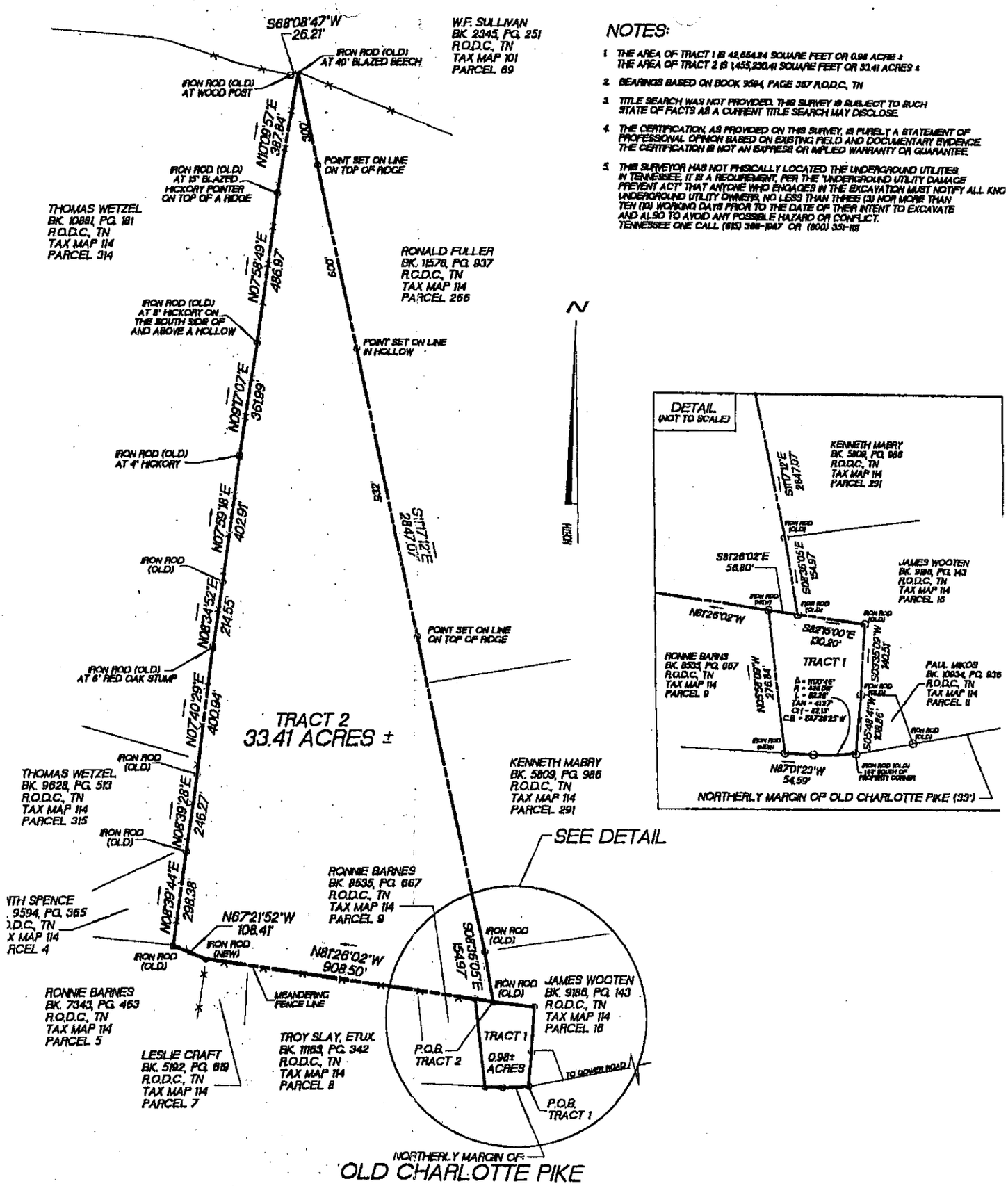
Beginning at an iron rod old, said point located S 81 DEG. 26 MIN. 02 SEC. E 56.80 feet from the northeast corner of Ronnie Barnes (Book 8535, Page 667 R.O.D.C, TN.). thence with an old fence line, in general, and the north lines of Ronnie Barnes, Troy Slay (Book 11163, Page 342 R.O.D.C.) and Leslie Craft (Book 5192, Page 619 R.O.D.C.) N 81 DEG. 26 MIN. 02 SEC. W. 908.50 feet to an iron rod new, near a fence intersection, the northwest corner of Craft and the northeast corner of Ronnie Barnes (Book 7343, Page 463 R.O.D.C.); thence with Barnes N 67 DEG. 21 MIN. 52 SEC. W 108.41 feet to an iron rod old, a common corner with Barnes and Edith Spence (Book 9594, Page 365 R.O.D.C.) and the southwest corner of this tract; thence with the east line of Spence and Thomas Wetzel (Book 9628, Page 513 and Book 10881, Page 181 R.O.D.C.) and the remains of an old meandering fence line the following eight calls:

N 08 DEG. 39 MIN. 44 SEC. E 298.38 feet to an iron rod old;
N 08 DEG 39 MIN 28 SEC. E 246.27 feet to an iron rod old;
N 07 DEG 40 MIN 29 SEC. E 400.94 feet to an iron rod old at 6" red oak stump
N 08 DEG 34 MIN 52 SEC. E 214.55 feet to an iron rod old;
N 07 DEG. 59 MIN 18 SEC. E 402.91feet to an iron rod old at A 4" Hickory;
N 09 DEG. 17 MIN 07 SEC. E 361.99 feet to an iron rod old on the south side above a hollow;
N 07 DEG. 58 MIN 49 SEC. E 486.97 feet to an iron rod old with a 15" blazed hickory pointer on top of a ridge;
N 10 DEG. 09 MIN 57 SEC. E 387.84 feet to an iron rod old at A 40"Blazed beech, a common corner with W.F. Sullivan (Book 2345, Page 251 R.O.D.C.),Ronald Fuller (Book 11578, Page 937 R.O.D.C.) and the most northerly corner of this tract; thence with the westerly line of Fuller, Kenneth Mabry (Book 5809, Page 986 R.O.D.C.) and James Wooten (Book 9186, Page 143 R.O.D.C.) the following two calls:

S 11 DEG. 17 MIN. 12 SEC. E 2847.07 feet to an iron rod old, the southwest corner of mabry; thence S 08 DEG. 36 MIN. 05 SEC. E 154.97 feet to the point of beginning and containing 33.41 acres more or less, according to a survey by kenneth w. morton, R.L.S. #623, dated 6/2/01.

Being the same property conveyed to Alton Lee Fisk and wife, Mary E. Fisk, by Deed from Blanch Stinson, Hugh Fisk, Charlie Fisk, Frank Fisk, Betty Craft White, Leslie A. Craft, Bobbie K. Craft, and Jennie L. Craft of record in Book 4918, Page 890, Register's Office for Davidson County, Tennessee. The said Alton Lee Fisk died on December 3, 1997, thereby vesting title in his wife, Mary E. Fisk. The said Mary E. Fisk having since died, intestate, on July 10, 1999, thereby vesting title in her sole heirs at law as follows: Carolyn Cassidy, Alton Ray Fisk, Terry Lee Fisk, Gene Harris Fisk, Cynthia Jenkins, and Pamela Buchannnon. Affidavit of Heirship recorded prior hereto in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel 1 14.00-0-010.00 contains 0.98 acres, more or less, and Tax Map/Parcel 114.00-0-012.00 contains 33.41 acres, more or less.



NOTES:

1. THE AREA OF TRACT 1 IS 42,654.24 SQUARE FEET OR 0.98 ACRE ±
THE AREA OF TRACT 2 IS 1,455,230.41 SQUARE FEET OR 33.41 ACRES ±
2. BEARINGS BASED ON BOOK 9594, PAGE 367 R.O.D.C., TN
3. TITLE SEARCH WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON EXISTING FIELD AND DOCUMENTARY EVIDENCE. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS SURVEYOR HAS NOT PHISICALLY LOCATED THE UNDERGROUND UTILITIES IN TENNESSEE, IT IS A REQUIREMENT, PER THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN THE EXCAVATION MUST NOTIFY ALL KNO UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL (615) 366-1947 OR (800) 351-111

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1:10,000 AS SHOWN HEREON.

KENNETH W. MORTON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 623

6-2-01

BOUDARY SURVEY

TRACT NO. 1 - BOOK 699, PAGE 114
TRACT NO. 2 - BOOK 584, PAGE 122
REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

23 COUNCILMATIC DISTRICT DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=300' DATED: 6-2-01

TAX MAP NO. 114, PARCEL 10 (TRACT 1) AND PARCEL 12 (TRACT

PREPARED FOR: TERRY FISK

PREPARED BY: KENNETH W. MORTON
507 FOUNDATION COURT
NASHVILLE, TN. 37209
(615)352-2371