Davidson County DEEDWARR
Recvd: 09/12/03 14:40 2pgs
Fees:13.00 Taxes:136.90
20030912-0134512

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16892A

MAP/GROUP/PARCEL:
006-00-0/075.00

NEW OWNER'S NAME AND ADDRESS:
TAMMANY GENTRY
3468 Greer Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S. JARRATT, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto TAMMANY GENTRY, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY MADE BY WAYNE COOPER, DECEMBER 1, 1971, AS FOLLOWS:
BEING A PORTION OF A 10 ACRE TRACT OWNED BY KIRBY CLIFTON LOCATED ON THE SOUTHEAST SIDE OF GREER ROAD NEAR RIDGETOP, TENNESSEE, BEGINNING AT A POINT IN THE SOUTHEAST MARGIN OF GREER ROAD, THE WESTERLY CORNER OF A 3.05 ACRE TRACT NOW OWNED BY KIRBY CLIFTON, AND RUNNING THENCE SOUTH 42 DEGREES EAST 575.1 FEET TO AN IRON PIN; THENCE SOUTH 32 DEGREES WEST 212.0 FEET TO AN IRON PIN; THENCE NORTH 68 DEGREES 40 FEET WEST 85.0 FEET TO AN IRON PIN; THENCE NORTH 36 DEGREES 40 FEET WEST 622 FEET TO AN IRON PIN IN THE MARGIN OF GREER ROAD; THENCE WITH A CURVE IN SAID ROAD NORTH 83 DEGREES 37 FEET EAST 20 FEET TO AN IRON PIN; THENCE NORTH 62 DEGREES 19 FEET EAST 100 FEET TO AN IRON PIN; THENCE NORTH 44 DEGREES 24 FEET EAST 40 FEET TO THE BEGINNING.

The subject property is unimproved property, commonly known as GREER ROAD, MAP 6, PARCEL 75.00, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 5238, Page 241, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. JARRATT as attorney in fact

BY: TOMMY JARRATT, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

*TOMMY JARRATT AS ATTY-IN-FACT FOR

PERSONALLY appeared before me, the undersigned authority, *JAMES S. JARRATT, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $37,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006