Davidson County DEEDWARR
Recvd: 10/13/03 09:55 3pgs
Fees:18.00 Taxes:157.25
20031013-0151188

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jimmy H. Watson, Sr. 733 Hitt Lane Goodlettsville, TN 37072	Same as New Owner	Map 18 Parcel 19

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HERBERT W. LUTON, JR., AND WIFE DOROTHY G. LUTON A/K/A DOROTHY GREEN LUTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JIMMY H. WATSON, SR., a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and that property conveyed to Herbert W. Luton Jr., in (DB 2798, PG 186 RODCT), more accurately described according to a survey dated September 29, 2003 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an existing p.k. nail in the northerly margin of Hitt Lane, said pin being the most east northeasterly corner of the herein described tract and being the most southwesterly corner of Jimmy H. Watson Sr., (Inst. no. 200206140072758 RODCT); Thence with the northerly margin of said Hitt Lane S 59° 44' 32" W, 60.06' to an existing iron pin; Thence leaving said margin N 39° 01' 32" W, 1187.68' to an existing iron pin; Thence N 70° 28' 46" E, 412. 38' to an existing iron pin; Thence S 38° 39' 54" E, 165.67' to an existing iron pin; Thence S 42° 06' 57" E, 180.92' to an existing iron pin; Thence S 59° 36' 33" W, 288.97' to an existing iron pin; Thence S 59° 36' 33" W, 50.00' to an existing iron pin; Thence S 38° 48' 16" E, 763.72' to the point of beginning containing 4.510 acres.

Being a part of the same property conveyed to the Grantors by deed of record in Book 2798, Page 186, Register's Office for Davidson County, Tennessee.

The above described tract is subject to a pond usage and maintenance easement for the use of Thomas Herbert Luton and wife Dana Doster Luton, their heirs or assigns, for the maintenance, upkeep and use of an earthen pond, said easement being described as follows:

Beginning at a point, said point being located N 70° 28' 46" E, 200.00' from the most west southwest corner of the above described tract; Thence S 41° 06' 58" E, 50.00'; Thence N 70° 28' 46" E, 147.38'; Thence N 41° 06' 58" W, 50.00'; Thence S 70° 28' 46" W, 147.38' to the point of beginning.

By his signature hereto, the Grantee agrees that he will do nothing, nor will he permit others to do anything which will change the configuration of or effect the integrity of the said earthen pond.

Further, Grantors retain for themselves and for the use and benefit of Thomas Herbert Luton and wife Dana Doster Luton an easement for ingress and egress across the real property above described for one (1) year from the date of this easement, said easement being more specifically described as follows, to wit:

20' Ingress & Egress Easement:

Being a 20' wide ingress and egress easement running across that property in the 10th Councilmanic District of Davidson County, Tennessee, conveyed to Herbert W. Luton, Jr. in DB 2798, PG 186 RODCT and being Map 18, Parcel 19 TAODCT:

Beginning at a point, said point being N 70° 28' 46" E, 54.34' from an existing iron pin, said pin being the most west southwest of Herbert W. Luton, Jr. in (BK 2798, PG 186 RODCT); Thence N 70° 28' 46" E, 21.14'; Thence S 38° 24' 44" E, 256.48'; Thence S 30° 43' 27" E, 161.06; Thence S 32° 58' 14" E, 123.60'; Thence S 40° 07' 28" E, 630.66; Thence S 59° 44' 32" W, 20.30'; Thence N 40° 07' 28" W, 628.43'; Thence N 32° 58' 14" W, 125.25'; Thence N 30° 43' 27" W, 160.11'; Thence N 38° 24' 44" W, 261.98' to the point of beginning.

The parties will share the upkeep and maintenance of the said easement for the term of the easement.

Notwithstanding, the Grantors specifically reserve for themselves, their heirs and assigns, a permanent, perpetual easement for power poles and electric lines which run adjacent to the above described easement, together with 10 feet on either side of the said power poles and electric lines for the maintenance and repair of same.

The foregoing descriptions were prepared from a survey dated September 29, 2003, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The said property is unimproved property located on Hitt Ln., Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney.

2. Subject to the easements and rights of the parties as set forth herein.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Herbert W Luton Jr

HERBERT W. LUTON, JR

Dorothy G Luton

DOROTHY G. LUTON, a/k/a
DOROTHY GREEN LUTON

"GRANTEE"

JIMMY H. WATSON, SR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert W. Luton, Jr., Dorothy G. Luton, a/k/a Dorothy Green Luton and Jimmy H. Watson 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, at office, this the 9th day of October, 2003.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Affiant

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

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005