Davidson County DEEDWARR
Recvd: 11/05/03 13:53 3 pgs
Fees:18.00 Taxes:1054.50

20031105-0162447

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Sue A. Stillwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No. G3-9324D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby Stillwell and Sue A. Stillwell, husband and wife (NAME)	SAME (NAME)	12-165
7979 Old Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, Brenda K. Crossland and Mark W. Crossland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Stillwell and Sue A. Stillwell, husband and wife, 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" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 7979 Old Springfield Highway, 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 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. Whenever 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 31st day of October, 2003.

Brenda K. Crossland

Mark W. Crossland

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 Brenda K. Crossland and Mark W. Crossland, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of October, 2003.

Commission expires 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

BEING Lot No. 2 on the plan of Bakers Fork Estates of Record in Plat Book 6900, page 761, register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an existing iron pin Lot No. 1 and this lot; thence, with said westerly margin, South 34 deg. 11 minutes 58 seconds East, 100.00 feet to an existing iron pin; thence, leaving said westerly margin, South 60 degrees 69 minutes 48 seconds West, 714.77 feet to an existing pin, thence, North 05 degrees 51 minutes 38 seconds West, 180.00 feet to an existing iron pin; thence North 65 degrees 55 minutes 27 seconds East, 638.39 feet to the point of beginning, containing 2.08 acres, more or less.

TOGETHER with a 20 foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, Registers Office for Davidson County, Tennessee, according to a survey by R. L. Montoya, Job NO. 87-11-132, dated 8-3-88, as follows:

BEGINNING at an existing concrete monument located in the westerly right-of-way of Old Dickerson Pike and marking the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, Register's Office for Davidson County, Tennessee, and Lot No. 1; thence said westerly margin along the line common to Shankle property and Lot No. 1, South 75 deg. 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence, with said westerly margin South 34 deg. 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet, more or less.

Being the same property conveyed to Brenda K. Crossland and Mark W. Crossland, wife and husband, by Deed of Record in Book 200005170049569, Register's Office for Davidson County, Tennessee.