Davidson County DEEDWARR
Recvd: 11/17/03 10:50 3pgs
Fees:18.00 Taxes:225.70
20031117-0167249

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mitchell Whitson
2408 Antioch Pike
ANTIOCH TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149
PARCEL 11.00
12DU-12220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walker Grimes, Jr. and wife, Peggy J. Grimes hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell Whitson, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is part of the same description as in previous deed of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any
and all easements of record.
A twenty (20) foot public utility and drainage easement along the southerly property line of the property retained by Walker Grimes as shown on boundary survey by James L. Murphy, Jr. & Company, dated November 28, 1978.
Taxes for 2003 have been pro-rated and and paid.

This is improved property known as 2327 Una-Antioch Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell Whitson, his heirs and assigns, forever; and we, Walker Grimes, Jr and wife, Peggy J. Grimes 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 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of November, 2003.

Walker Grimes Jr.

Peggy B. Grimes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of November, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

EXHIBIT "A"

TRACT I:
Land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Map showing Subdivision of the J. W. Morgan Lands, of record in Plan Book 3, Page 26, Chancery Court at Nashville, and a tract of land west and northwest of said part of Lot No. 8 described together according to a survey made by Hickerson-Miller, Engineers Surveyors, October 31, 1955, as follows: BEGINNING in the center of Una-Antioch Pike at the northwest corner of Lot No. 4 on said plan; thence N86°15'W, 298.6 feet to a 36-inch oak in a fence corner; thence with a fence, N0°30'E, 434 feet to an iron pin at an oak stump; thence with a fence N89°30'W, 753 feet to an iron pin in a fence corner; thence with a fence, S17°15'W, 87.2 feet to an iron pin at an old post in a fence corner; thence with a fence N86°45'W, 316 feet to a R.R. iron; thence S17°45'W, 337 feet to an iron pin; thence S79°05'E, 1113 feet to a stake; thence S86°15'E, 329 feet to a railroad spike in the center of said Pike; thence with same, N31°15'E, 72.5 feet and N34°50'W, 69.5 feet to the beginning, containing 13.1 acres, more or less.

BEING part of the same property conveyed to Walker Grimes, Jr. and wife, Peggy B. Grimes by deed from Charles V. Apple and wife, Delores L. Apple, of record in Book 4206, Page 31, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION, but specifically excluded herefrom, is that property conveyed to R. B. Woodroof and wife, Margrette E. Woodroof by deed from Walker Grimes, Jr., and wife, Peggy B. Grimes of record in Book 5378, Page 887, said Register's Office, containing 13.51 acres, more or less.

TRACT II:

LAND in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Una-Antioch Pike, at the northeast corner of the property conveyed to E. C. Seiner and wife, by Deed from Doyne B. Marshall, of record in Book 2484, Page 393, said Register's Office; thence with the center of said road N49°E, 175 feet and N59°E, 25 feet to a point; thence westwardly 435.5 feet, more or less, to a point in the eastern boundary line of said Seiner Property; thence with his line southwardly 200 feet to a corner of said Seiner Property; thence with his northerly line Eastwardly 306 feet to the beginning.

BEING the same property conveyed to Walker Grimes and wife, Peggy B. Grimes by deed from Charles W. Apple and wife, Delores T. Apple, of record in Book 4787, Page 473, Register's Office for Davidson County, Tennessee.