File No. N.A.
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 12/01/03 12:53 5pgs
Fees:28.00 Taxes:129.50
20031201-0172488

ADDRESS NEW OWNER:
William Eric Pardue
Kim Pardue
101 Washington Street
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP: 055
PARCEL: 033.00

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WARRANTY DEED

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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 are hereby acknowledged, we, **Thomas H. Pardue, Noah E. Pardue, Bonnie Sue Pleasant, Joyce Ann Bean, Margaret Christine Pardue, and Charlie E. Pardue, II, sole and only heirs of Bessie Mai Pardue, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Eric Pardue and wife, Kim Pardue**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land or parcel of land located in the 13th Civil District of **Davidson** County, Tennessee, described as follows:

> **BEGINNING** at a stake or iron pin in the middle of the old Bull Run Road (now abandoned) located northeast of Ennice Pardue's residence; running thence with the middle of said road as follows: S. 49-1/2 degrees W. 8 poles; S. 65 degrees W. 12 poles; S. 50 degrees W. 12 poles and S. 48 degrees W. 4.6 poles to the southeast corner of the old Bull Run School Lot; thence with the northeast line of said school lot, N. 59 degrees W. 11.2 poles to a stake in Bull Run Creek; thence down the creek, S. 20 degrees W. 12.2 poles to a stake in C. R. Rohrer's southwest line and Cantrell's corner; thence with Cantrell's E. line, N. 23 degrees W. 23 poles to the center line of the present Bull Run Road; thence with middle of said road as follows: N. 43 degrees E. 8 poles; N. 53 degrees E. 47.8 poles to a stake in said road, and in the middle of a metal culvert; thence down the ditch S. 28-1/2 degrees E. 12 poles to a stake on the north side of Bull Run Creek; thence down the north edge of said Creek N. 43 degrees W. 6.8 poles to a stake; thence crossing the creek, S. 30 degrees E. 18.6 poles to the beginning, **containing 9 acres, more or less**.
>
> **BEING** the same property conveyed to Albert Ennice Pardue and wife, Bessie Mai Pardue, by deed from C. R. Rohrer, a widower, of record in Book 3256, Page 17, Register's Office for Davidson County, Tennessee. Albert Ennice Pardue predeceased Bessie Mai Pardue, and the said Bessie Mai Pardue acquired title to the above described property as the surviving tenant by the entirety. Bessie Mai Pardue died intestate on March 29, 2001, survived by her sons, Thomas H. Pardue and Noah E. Pardue, and the children of a deceased son, namely, Charlie E. Pardue, to wit:

Bonnie Sue Pleasant, Joyce Ann Bean, Margaret Christine Pardue, and Charlie E. Pardue, II, her sole and only heirs.

This is the same description as in the previous deed of record.

This is improved property known as 4239 Bull Run Road, Ashland City, Tennessee 37015.

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 heir 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 our hands this 22 day of OCTOBER, 2003.

Thomas H. Pardue
Thomas H. Pardue

Noah E. Pardue
Noah E. Pardue

Bonnie Sue Pleasant
Bonnie Sue Pleasant

Joyce Ann Bean
Joyce Ann Bean

Margaret Christine Pardue
Margaret Christine Pardue

Charlie E. Pardue II
Charlie E. Pardue, II

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas H. Pardue**, the bargainor, 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 Ashland City, Tennessee, this 24th day of November, 2003.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 3/17/04

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STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Noah E. Pardue**, the bargainor, 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 Bowling Green, Kentucky, this 4th day of November, 2003.

Notary Public

My Commission Expires: 12-20-05

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STATE OF TENNESSEE
COUNTY OF CARROLL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie Sue Pleasant**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Camden, Tennessee, this 22nd day of October, 2003.

Notary Public

My Commission Expires: 3/2/2004

STATE OF TENNESSEE
COUNTY OF CARROLL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Ann Bean**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bruceton, Tennessee, this 22 day of October, 2003.

Suzanne S. Snider
Notary Public

My Commission Expires: 11-20-05

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STATE OF TENNESSEE
COUNTY OF CARROLL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Christine Pardue**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Camden, Tennessee, this 22nd day of October, 2003.

Rose M. Burns
Notary Public

My Commission Expires: 3/2/04 RS

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STATE OF TENNESSEE
COUNTY OF CARROLL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlie E. Pardue, II**, the bargainor, 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 Pa, Tennessee, this 23 day of oct, 2003.

Notary Public

My Commission Expires: 1-20-04

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$35,000.00**.

William Eric Pardue
Affiant

Subscribed and sworn to before me, this 24th day of November, 2003.

James W. Stinnett, Jr.
Notary Public



My Commission Expires: 3-17-2004

jb:Pardue Deed