WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/03 11:00 2pgs
Fees:13.00 Taxes:1110.00

20031203-0173721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, One Burton Hills Boulevard, Nashville, TN 37215

Exp. Date SEPT. 24, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randal Peyton Hand	Randal Peyton Hand	7-36 FB 10D-21075
(NAME)	(NAME)	
1604 Old Dickerson Pike	1604 Old Dickerson Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Bill Richardson and wife, Delores W. Richardson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randal Peyton Hand and wife, Linda Sue Hand, 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:

A certain tract or parcel of land situated in the 10th, formerly the 20th Civil District, of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the old pike with the new Tennessee Highway U.S. 41, the Springfield and Nashville Pike; thence with the old pike, South 35 degrees East 150 feet; South 29 degrees East 100 feet; South 21 degrees East 164 feet to a point in the center of the pike opposite the mouth of a ditch; thence with said ditch or drain North 67 ½ Degrees East 160 feet to Highway U.S. 41 at the end of a culvert; thence with said highway North 45 Degrees West 450 feet to the beginning, containing .75 of an acre.

Being the same property conveyed to Bill Richardson and wife Delores W. Richardson by deed from Jimmy D. Baker and wife Ann J. Baker of record in Book 7923, page 23, Register's Office for Davidson County, Tennessee.

Excepting from said .75 acre that portion thereof which was conveyed to the State of Tennessee by deed from Herman J. Hensen and wife, Lawrence Jean Hensen, recorded in Book 6169, page 733, said Register's Office and which is described as follows:

Beginning at a point 82.96 feet left of Station 195+15 of proposed State Route 11 (U.S. 41); thence with the margin of Old Springfield Road northwestwardly 73 feet, more or less, to a point; thence with the proposed margin of State Route 11 (U.S. 41) southeastwardly 70 feet, more or less to the point of beginning and containing 815 square feet.

unimproved ☐

This is improved ☒ property, known as 1604 Old Dickerson Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 2nd day of December, 2003.

Bill Richardson

Delores W. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Richardson, the within named 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 office, this 2nd day of December, 2003.

Notary Public

My Commission Expires: 3-24-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delores W. Richardson, the within named 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 office, this 2nd day of December, 2003.

Notary Public

My Commission Expires: 3-24-06