WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/03 14:14 4pgs
Fees:23.00 Taxes:370.00

20031204-0174698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Judith Atkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 2003

Sharon R. Bailey
Notary Public

MY COMMISSION EXPIRES: ~~November 26, 2003~~ 5-27-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Haggard (NAME)	Farm Credit Services (NAME)	MAP 048-00-0
0 Burton Hollow Road (ADDRESS)	5189 Highway 41 North (ADDRESS)	PARCEL 009.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Springfield, TN 37172 (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, Charles R. Graves and wife, Martha Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Haggard and William L. Taylor as joint tenants with rights of survivorship

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:

LAND in Davidson County, Tennessee, BEING more particularly described on EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

BEING the same property conveyed to Charles R. Graves and wife, Martha Graves by Quitclaim Deed from Jimmy W. Graves, Charles R. Graves and wife, Martha Graves, Jeannie Gwenelle Graves, and Barbara L. Graves Mobley and husband, Bobby Mobley, of record in Book 9554, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as 0 Burton Hollow Road, Whites Creek, TN 37189
(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 hand S this 26th day of November, 2003

Charles R. Graves
Charles R. Graves

Martha Graves
Martha Graves

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 Charles R. Graves and wife, Martha Graves

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 26th day of November, 2003.

Commission expires November 26, 2003

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

EXHIBIT "A", LEGAL DESCRIPTION

TRACT 1: A tract of land in the 14th, formerly the 23rd, and 24th Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made December 29, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING in the center of a large culvert in the Dry Fork Road; thence north 40-1/2 degrees west 20.12 poles to a point in the northern margin of said Road with box elder pointer, continuing with said Road north 26 degrees 30' west 23 poles, north 21-3/4 degrees west 15.52 poles to a point in the said Road; thence north 47 degrees west 36 poles to a point in said Road opposite a house, a corner of the J. K. Graves tract of land, being also the southeast corner of a tract of land conveyed by C. F. Williams to J. F. Dickerson by deed of record in Book 636, Page 319, Register's Office for said County; thence north 87-1/2 degrees west with said Dickerson's southern boundary line, 17.6 poles to a walnut (formerly a sycamore stump) the southwest corner of said tract of land owned by J. F. Dickerson being also a corner of the tract of land owned by the Buchanan heirs; thence south 60 degrees west, with their southeastern boundary lines 22.48 poles to their corner; thence south 3-1/4 degrees west with their eastern boundary line and the eastern boundary line of the land conveyed by E. K. Denton and wife, to J. R. Burton and wife by deed of record in Book 472, Page 273, said Register's Office, 92 poles, more or less, to the center of a small branch, their southeast corner; thence north 62-3/4 degrees east 22.56 poles to a stake; thence south 86 degrees east 20 poles to the center of said branch; thence North 64-1/2 degrees East 20 poles to a point on the north bank of said branch; thence north 80-1/2 degrees east 26 poles to a point in the center of said branch; thence N. 70 degrees east 15 poles to the beginning, containing 39 acres, more or less.

INCLUDED IN BUT EXCLUDED from the above described tract of land are three one acre tracts of land described together as follows:

BEGINNING at a point in the center of Dry Fork Road, 202.8 feet southerly from the southern boundary line of the property conveyed to J. F. Dickinson by deed of record in Book 630, Page 319, said Register's Office; thence with the center of said Road, south 47 degrees 15' east 297 feet, South 44 degrees east 53 feet, south 31 degrees 30' east 100 feet, south 22 deg. 45' east 105 feet and south 17 degrees 45' east 105 feet; thence south 68 degrees west 210 feet to an iron pin; thence north 20 degrees 15' west 210 feet to an iron pin; thence north 42 degrees 45' west 190 feet to an iron pin; thence north 48 degrees 15' west 200 feet to an iron pin; thence north 50 degrees 45' east 210 feet, to the beginning, containing 3 acres, more or less.

Also including, but excluding a 1.2 acres tract described as follows: Beginning at a point in the center of Dry Fork Road at the intersection of the center line of said Road and the southern boundary line of the property conveyed to J. F. Dickinson; thence with the center of said Road south 47 degrees 15' east 202.8 feet to an iron pin; thence south 50 degrees 45' west 210 feet to an iron pin; thence north 42 degrees 15' west 436 feet to an iron pin in the southern boundary line of the said Dickinson property; thence with said line south 87 degrees 30' east 340 feet the beginning, containing 1.2 acres, more or less.

This conveyance is made subject to right-of-way, as of record in Book 350, Page 75, Register's Office for Davidson County, Tennessee.

Two tracts of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, as follows and designated for purposes of this deed for ease of reference as Tracts 2 and 3:

TRACT 2: Beginning at two beeches, A. J. Graves corner, and running south 16 poles to a stake on the point of a hill; thence south 46-1/2 degrees east 48 poles to a stake and pointer on a ridge; thence north 52-1/2 degrees east, 18 poles to a hickory; thence north 36-1/2 poles to a stake in A. J. Graves' line; thence west with said line 49 poles to the beginning, containing 11-3/8 acres, more or less.

Tract 3: Being described as beginning at an elm, William Stump's and A. J. Graves' corner, running north 40 degrees west 19.72 poles to a stone; thence south 1 degree west 36 poles to a stone; thence south 89 degrees east 19 poles to a stake on the east sid of a dry stream; thence in a northwesterly direction 20 poles to the beginning, containing 2-1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING THREE TRACTS OF LAND.

EXCLUDED FROM TRACT 1: Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Underwood, Engineer, on September 15, 1980, as follows:

BEGINNING at a nail in the center point of Dry Fork Road; thence S 55 deg. 12' W 258.39 feet to a corner fence post; thence, N 39 deg. 28' West 1,309.34 feet to an iron pin; thence N 66 deg. 06' E 140.34 feet to an iron pin, said iron pin being Greco's southwesterly corner; thence with Greco's southerly boundary line S 46 deg. 30' E 440.75 feet to an iron pin; thence continuing with Greco's line S 44 deg. 45' E 196.63 feet to an iron pin; said iron pin being the common corner of Greco and Mays dividing line; thence continuing with Mays southerly line S 39 deg. 47' E 190.06 feet to a point; thence continuing with Mays line S 18 deg. 20' E 210.32 feet to an iron pin; said iron pin being Mays south corner; thence with Mays easterly line N 68 deg. 00' E 210.00 feet to a nail in the center of Dry Fork Road; thence with the centerline of Dry Fork Road S 15 deg. 35' E 174.50 feet; thence continuing with said centerline S 34 deg. 17' E 50.83 feet; to the point of beginning, said tract being 5.92 acres, more or less.

EXCLUDED FROM TRACT 1: Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Underwood, Engineer, on September 15, 1980, as follows:

BEGINNING at a nail in the center point of Dry Fork Road; thence S 41 degrees 52' E 411.25 feet to a nail; thence S 70 degrees 00' W 315.5 feet to nail in the center point of Burton Hollow Road; thence continuing along Burton Hollow Road S 85 degrees 30' W 321.75 feet to another nail; thence with the center line of Burton Hollow Road S 68 degrees 30' W 128.5 feet to a nail; thence N 21 degrees 00' W 454.12 feet to an iron pin; thence N 50 degrees 32' E 264.76 feet to an iron pin; thence S 39 degrees 28' E 328.0 feet to a corner fence post; thence N 55 degrees 12' E 258.39 feet to the point of beginning, said tract being 6.57 acres, more or less.

BEING the same property conveyed to Charles R. Graves and wife, Martha Graves by quitclaim deed from Jimmy W. Graves, Charles R. Graves and wife, Martha Graves, Jeannie Gwenelle Graves and Barbara L. Graves, of record at Book 5716, Page 876, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM TRACTS 2 and 3: BEGINNING at a iron pin in the westerly margin of a 20 foot Access Road in the easterly line of Tom Hendrixson, Jr., and being the most northwesterly corner of the O. R. Graves property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee; thence along the westerly margin of a 20 foot private road S 23 degrees 33' 25" E, 219.93 feet to an iron pin; thence S 05 degrees 18' 27" E, 141.22 feet to an iron pin; thence S 02 degrees 24' 22" W, 109.47 feet to an iron pin; thence leaving said road margin S 35 degrees 39' 40" E, 450.00 feet to an iron pin; thence S 36 degrees 06' 53" W 377.23 feet to an iron pin on Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35 degrees 39' 40" W, 404.70 feet to an iron pin, corner to Hendrixson; thence still with his fence line N 07 degrees 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.