23-1074

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/08/03 12:19 4pgs
Fees:23.00 Taxes:1450.40
20031208-0175784

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **November, 2003** by and between **William H. Dorris and Robert B. Huffine Mallard Partners, LLC**, herein after referred to as GRANTOR, and **J.D. Eatherly and d/b/a Eatherly Properties** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

This conveyance is made subject to Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee as of record in TN Book 4129, page 903, said Register's Office. All lots subject to a 20 foot public utility and drainage easement adjacent to street right-of-ways, said Register's Office. Lots 18,19,20,21,22 are subject to a Stormwater Detention Pond to be maintained in accordance with Instrument Number 2001011-0110937, said Register's Office. Restrictions of record contained in Instrument Number 200109270104591, said Register's Office.

Land in Davidson County, Tennesse, being Lot 3 on the Plan of Walton Oaks Subdivision, Section 1, of record in Instrument Number 20011203-0134230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed fromT. N. McGinnis a/k/a Troy Napoleon McGinnis, dated February 15, 2000, of record in Instrument Number 200002240018289, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed unto William H. Dorris by Warranty Deed from David H. Frazier and wife, Martha B. Frazier, dated September 22, 2000, of record in Instrument Number 200009250094849, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennesse, being Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21, on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument Number 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed fromT. N. McGinnis a/k/a Troy Napoleon McGinnis, dated February 15, 2000, of record in Instrument Number 200002240018289, Register's Office for Davidson County, Tennessee; being part of the same property conveyed unto William H. Dorris by Warranty Deed from David H. Frazier and wife, Martha B. Frazier, dated September 22, 2000, of record in Instrument Number 200009250094849, Register's Office for Davidson County, Tennessee; being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed from Joe L. Wall and Mike Scuggs, dated December 17,2001, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed from Albert D. Panter and wife, Dorothy M. Panter, dated April 5, 2000, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennesse, being Lot 22 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument Number 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed unto Mallard Partners, LLC by Quitclaim Deed from William H. Dorris and Robert B. Huffine, dated September 25, 2003, of record in Instrument Number 20030926-0142809 and rerecorded in Instrument Number 20031013-0151205, Register's Office for Daivdson County, Tennessee.
Mallard Partners, LLC consists of William H. Dorris, partner, and Robert B. Huffine,partner.
Previously being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed fromT. N. McGinnis a/k/a Troy Napoleon McGinnis, dated February 15, 2000, of record in Instrument Number 20000240018289, Register's Office for Davidson County, Tennessee; being part of the same property conveyed unto William H. Dorris by Warranty Deed from David H. Frazier and wife, Martha B. Frazier, dated September 22, 2000, of record in Instrument Number 20009250094849, Register's Office for Davidson County, Tennessee; being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed from Joe L. Wall and Mike Scuggs, dated December 17,2001, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed from Albert D. Panter and wife, Dorothy M. Panter, dated April 5, 2000, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: Lots 10-22 & lot 3, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William H. Dorris
Signature of Seller

Robert B. Huffine
Signature of Seller

William H. Dorris Partner

Robert B. Huffine Partner

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William H. Dorris**, the within named bargainor, 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 office in **Davidson** County, this **21st** day of **November, 2003.**

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 18, 2007

My Commission Expires:_____

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert B. Huffine**, the within named bargainor, 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 office in **Davidson** County, this **21st** day of **November, 2003.**

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 18, 2007

My Commission Expires:_____

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Andrew McKay, a Notary Public of said State and County aforesaid, personally appeared William H. Dorris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Partner of Mallard Partners, LLC, the within named bargainor, a corporation, and that he/she as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Partner.

Witness my hand and seal, at office in Franklin, this the **21st** day of **November, 2003.**

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 18, 2007

My Commission Expires:_____

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Andrew McKay, a Notary Public of said State and County aforesaid, personally appeared Robert B. Huffine with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Partner of Mallard Partners, LLC, the within named bargainor, a corporation, and that he/she as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Partner.

Witness my hand and seal, at office in Franklin, this the **21st** day of **November, 2003.**

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 18, 2007

My Commission Expires:_____

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
J.D. Eatherly and d/b/a Eatherly Properties
Lots 10-22 & lot 3, Madison, TN 37115

Send Tax Statements to:
Eatherly Properties
1700 Hayes Street, Ste 104, Nashville, TN 37203

Map+Parcels: 051-15-0-C-003CO and 051-15-0-C-0010.CO through -0022.00C
& 0010.00 CO through 0022.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$392,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **November, 2003.**

Notary Public

MY COMMISSION EXPIRES
SEPTEMBER 18, 2007

My Commission Expires: _____

ANDREW McKAY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1074