WARRANTY DEED

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,780.00

Maura L. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2003

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
Allen Webb (NAME)	Allen Webb (NAME)	MAP 30.00
Lot 2, Tranham Road (ADDRESS)	2983 East 3rd St. No. (ADDRESS)	PARCEL 12.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Royalton, IL 62983 (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, Harold A. Sesler and wife, Cheryl P. Huber Sesler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Webb and wife, Maura Webb

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 the 1st Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 23, 2003 and known as Job No. 020228 as follows:

Beginning at an iron pin set on the westerly margin of Tranham Road, said point of beginning being the Southeast corner of this tract and also being in the line of Roland Collier of record in Book 10608, page 713, R.O.D.C., TN; thence leaving the said Road S70 deg 19' 36" W 1290.95' to an iron pin set; thence with the line of N.G. Simmons property of record in instrument No. 200001040000943 N 10 deg 25' 39" W 352.96'to an iron pin set; thence with the line of Edward Dansby property of record in Book 5182, page 77, R.O.D.C. TN., N69 deg 46' 02" E 1147.10' to an iron pin set on the westerly margin of Tranham Road; thence with the margin of the said Road the following calls: with a curve to the left having a radius of 472.18' and a long chord of 113.66', said chord bearing of S 32 deg 42' 22" E, a distance along the curve of 113.94' to a point;thence S 37 deg 23' 48" E 189.02' to a point; thence with a curve to the right having a radius of 115.84' and a long chord of 68.90', said chord having a bearing of S23 deg 00' 27" E a distance along the curve of 69.96' to the point of beginning, containing 9.94 acres more or less.

BEING a portion of the same property conveyed to Harold A. Sesler and Cheryl P. Huber, both unmarried, by Warranty Deed from John A. Herron and wife, Patsy O. Herron, dated March 18, 1986, of record in Book 6809, Page 336, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as Lot 2, Tranham 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 5th day of December, 2003

Harold A. Sesler

Cheryl P. Huber Sesler

Davidson County DEEDWARR
Recvd: 12/09/03 13:49 2pgs
Fees:13.00 Taxes:113.89

20031209-0176496

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 Harold A. Sesler and wife, Cheryl P. Huber Sesler

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 5th day of December, 2003.

Commission expires My Commission Expires NOV. 25, 2006

Notary Public

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

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