40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

James M Fischer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2003.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Fischer, Jr., & General Construction Company, Inc.	**SAME AS NEW OWNER**	174-60
(NAME) P.O. Box 159356	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, Evelyn J. Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Fischer, Jr., & General Construction Company, Inc., 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5832 Pettus Road, Antioch, TN 37013
(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 my hand this 22nd day of December, 2003.

Evelyn J. Phillips

Evelyn J. Phillips

Davidson County DEEDWARR
Recvd: 12/29/03 13:51 3pgs
Fees:18.00 Taxes:2331.00

20031229-0183184

STATE OF TENNESSEE

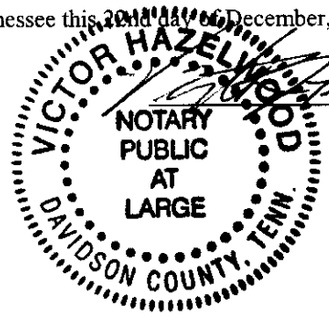
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn J. Phillips 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 purpose therein contained.

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

Commission expires:

5-28-06



Notary Public

My Commission Expires MAY 28, 2006

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Pettus Road, the common corners of property owned by Purol, et ux, and property described herein; thence along the easterly margin of Pettus Road north 5 deg. 10' east 277 feet to a post; thence south 87 deg. 41' east 943 feet to a post; thence north 81 deg. 20' east 212 feet to an 8-inch cedar; thence north 78 deg. 00' east 35 feet to an 18-inch cedar; thence north 71 deg. 00' east 63 feet to a 24-inch triple oak; thence north 79 deg. 00' east 112 feet to a 24-inch tree; thence north 86 deg. 35' east 215 feet to a 12-inch sugar tree; thence north 62 deg. 25' east 40 feet to a 12-inch cedar; thence north 85 deg. 45' east 44 feet to an iron post; thence north 29 deg. 00' east 15 feet to a water gap; thence the following dimensions meandering along the center line of Turkey Creek; south 65 deg. 35' east 95 feet; thence south 77 deg. 20' east 127 feet; thence north 80 deg. 30' east 113 feet; thence south 84 deg. 40' east 102 feet to a stake on the north bank of Turkey Creek; thence south 7 deg. 05' west 772 feet; thence north 85 deg. 00' west 572 feet; thence south 4 deg. 55' west 177 feet; thence north 87 deg. 30' west; thence north 87 deg. 30' west 273.30 feet; thence north 56 deg. 00' west 285.20 feet; thence north 58 deg. 06' west 640.80 feet; thence north 88 deg. 51' west 365.85 feet to the point of beginning.

Being the same property conveyed to Mark Keith Phillips and wife, Evelyn J. Phillips, by deed of record in Book 6010, Page 439, Register's Office for Davidson County, Tennessee.
Mark Keith Phillips having since died.

This conveyance is subject to any and all existing restrictions and easements of record.