McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2003.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 01/02/04 15:21 2pgs
Fees:13.00 Taxes:129.50

20040102-0000823

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Theopolus Egbujor **Grace Egbujor**	**New Owner**	**Map 23, Parcel 165**
2244 Clay Lick Road		
Whites Creek, Tennessee 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mitchell Douglas and wife, Allenette Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theopolus Egbujor and wife, Grace Egbujor

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 described as follows:

Beginning at an iron pin (new) in the easterly margin of Clay Lick Road, said iron pin being located from an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee, S 54 degrees 51' 29" E, 4.99 feet, to the point of beginning, the northwest corner of this tract, and continuing with a new line, as follows: N 44 degrees 47' 15" E, 355.02 feet to an iron pin (new), thence N 60 degrees 00' 00" E, 234.79 feet to an iron pin (new); thence S 71 degrees 41' 55" E, 141.23 feet to an iron pin (new); thence S 50 degrees 57' 50" E, 400.00 feet to an iron pin (new); thence S 38 degrees 46' 25" E, 213.26 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Robert Eanes, having deed references in Deed Book 3813, page 164, and Deed Book 3801, page 496, Register's Office for Davidson County, Tennessee; thence S 39 degrees 30' 00" W, 205.00 feet to an iron pin (new) in the northerly boundary of said tract of land which belongs to Robert Eanes; thence with a new line as follows: N 50 degrees 57' 42"W, 550.02 feet to an iron pin (new); thence S 71 degrees 29' 14" W, 435.37 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence, N 54 degrees 51' 29" W, 75.00 feet to the point of beginning, containing 5.70 acres, as surveyed by Steven F. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, May 21, 2001.

Being the same property conveyed to Mitchell Douglas and wife, Allenette Douglas, by Warranty Deed from Anthony H. Meyers and D. Scott Parsley, both unmarried, of record in Instrument No. 20020924-0116613, Register's Office for Davidson County, Tennessee.

The Grantors, their heirs, successors and assigns, as owners in fee simple of both the dominant and servient lands, in consideration of the mutual benefit enjoyed and burden carried, does hereby retain from the above described parcel, and does further grant, sell, and convey with the above described parcel a twenty (20) foot wide easement appurtenant for ingress and egress and placement of utilities being more fully described as follows:

Beginning at a point in the easterly margin of Clay Lick Road, said point being located from an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to

Beginning at a point in the easterly margin of Clay Lick Road, said point being located from an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee, S 54 degrees, 51' 29" E, 4.99 feet, to the point of beginning, the northwest corner of this easement, and continuing with a new line, as follows: N 33 degrees 07' 19" E, 112.29 feet; thence, N 50 degrees 53' 48" E, 42.33 feet; thence, S 87 degrees 10' 36" E, 80.62 feet; thence S 76 degrees 37' 56" E, 31.96 feet ; thence, S 44 degrees 47' 15" W, 23.44 feet; thence N 76 degrees 37' 56" W, 17.89 feet; thence N 87 degrees 10' 36" W, 71.11 feet; thence S 50 degrees 53' 48" W, 31.54 feet; thence, S 33 degrees 07' 19" W, 109.87 feet to a point in the easterly margin of Clay Lick Road; thence, N 54 degrees 51' 29" W, 20.01 feet to the point of beginning, containing 0.11 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, May 21, 2001.

The above described easement is a permanent and perpetual easement for placement of utilities and for pedestrian and vehicular ingress and egress over and upon the lands. The named Grantors and Grantees, their heirs, successors, and assigns, agree that they shall assume a prorata share, based upon the measure of benefit the easement gives their respective lot, of the responsibility and cost to repair and maintain the stated roadway and utilities.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements and restrictions of record in the Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (____) unimproved (X) property known as 2244 Clay Lick Road, Whites Creek, Tennessee 37189.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 23rd day of December, 2003.

X _____
Mitchell Douglas

X _____
Allenette Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Mitchell Douglas and wife, Allenette Douglas, the within named sellers, 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, at office, this 23RD day of December, 2003.

_____
Notary Public

My Commission Expires:_____

