WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/04 08:48 3pgs
Fees:18.00 Taxes:155.40

20040112-0004222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Richard C. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 2004

Notary Public

MY COMMISSION EXPIRES: 6-
(AFFIX SEAL)

NOTARY PUBLIC LINCOLN COUNTY TENN. SUMNER COUNTY

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
Richard Clinton Carter (NAME)	Old Hickory Credit Union (NAME)	MAP 024-00
777 Dry Creek Road (ADDRESS)	1000 Industrial Road (ADDRESS)	PARCEL 188
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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, Bonnie D. Bales, Unmarried

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

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:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, identified as Tract 5 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1513 (Job No. 89-046)(S), as follows:

TRACT 5

BEGINNING at a concrete monument in the northerly margin of Dry Creek Road, a corner to the property conveyed to Lee A. Kies and Joni L. Hunter by deed of record in Book 6867, page 891, Register's Office for Davidson County, Tennessee; thence, N 28 degrees 27' 58" E 205.17 feet to a point; thence, N 73 degrees 31' 51" W 169.14 feet to a point; thence, N 33 degrees 07' 00" E 345.81 feet to an iron pin; thence, N 33 degrees 10' 04" E 238.81 feet to an iron pin in the line of the property conveyed to William E. Lane, et ux, by deed of record in Book 3984, page 888, said Register's Office; thence, with the line of Lane, N 76 degrees 00' 00" E 162.17 feet to a point; thence, S 8 degrees 45' 10" W 98.54 feet to a point; thence, S 84 degrees 55' 37" E 294.29 feet to a point; thence, S 0 degrees 31' 38" W 155.00 feet to a point; thence, S 86 degrees 12' 18" W 240.17 feet to a point; thence, S 5 degrees 55' 57" W 370.00 feet to a point; thence, N 87 degrees 52' 00" W 88.13 feet to a point; thence, N 3 degrees 36' 40" E 134.78 feet to a point; thence, N 85 degrees 06' 36" W 172.38 feet to a point; thence, S 4 degrees 46' 01" W 67.61 feet to a point; thence, S 28 degrees 27' 58" W 230.00 feet to a point in the northerly margin of Dry Creek Road; thence, with said margin of said road, N 63 degrees 30' 18" W 50.03 feet to the point of beginning, and containing 5.51 acres, more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 777 Dry Creek Road, Goodlettsville, TN 37072
(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 7th day of January, 2004

Bonnie D. Bales

Bonnie D. Bales

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 Bonnie D. Bales, Unmarried

the bargainor ____, 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of January, 2004.

Commission expires ____

D. Annette Mapes
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

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

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Bonnie D. Bales by Warranty Deed from Carl Shannon and wife, Judy Shannon and P & G Property Investment, Inc. of record in Book 7937, page 786, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years. Subject to Agreement for Roadways, Easements, and Restrictive Covenants, of record in Book 7937, Page 794, Register's Office for Davidson County, Tennessee.

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