RE-RECORD

Davidson County DEEDWARR
Recvd: 01/22/04 08:24 3pgs
Fees:17.00 Taxes:0.00
20040122-0008388

NAME AND ADDRESS OF NEW OWNERS:
Cari Leigh Landers
6544 Whittemore Lane
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:

John T. Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Statements to:
Same

MAP/PARCEL NOS:
Map: 182 Group
~~Parcel 46~~
Parcel 202

Davidson County DEEDWARR
Recvd: 09/22/03 09:34 3pgs
Fees:18.00 Taxes:767.88
[redacted]
20030922-0139522

RE-RECORDED **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, John William Landers, a single person, hereinafter called Grantor, have this day bargained and sold and by these presents do hereby transfer and convey to Cari Leigh Landers, a single person, hereinafter called the Grantee, her successors and assigns, forever, a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

A tract of land in the Thirty-First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being shown as Tract "B-2" according to a survey prepared by H&H Land Surveying, Inc., Job Number 2001-810, Dated 2-5-2002 and proceeding as follows:

Beginning at an iron rod (new) on the Westerly right-of-way line of Whittemore Lane (50' Public R.O.W.) That is South 03 Degrees 43 Minutes 01 Seconds West, 974.4 feet, more or less, from the intersection of the Westerly right-of-way line of Whittemore Lane and the Southerly right-of-way line of Old Hickory Boulevard, said point of beginning being the Northeast corner of the herein described tract, thence,

1) With the Westerly right-of-way line of Whittemore Lane, South 03 Degrees 43 Minutes 01 Seconds West, 239.43 feet to an iron rod (new) at the Northeast corner of Tract "B-3" as shown on the survey prepared by H&H Land Surveying, thence,

2) Leaving the Westerly right-of-way line of Whittemore Lane and with a severance line across the property of Tract II as deeded to Estelle Bonds Angus and Wayne Harkreader as of Record in Deed Book 6575, Page 658, Register's Office for Davidson County, Tennessee, being the North line of said Tract "B-3", North 85 Degrees 10 Minutes 17 Seconds West, 761.48 feet to an iron rod (new); thence,

3) With the West line of said Tract "B-3", South 03 Degrees 43 Minutes 01 Seconds West, 400.00 feet to an iron rod (new) in a north line of Tract "B-4" as shown on the survey by H&H Land Surveying; thence,

4) With the North line of said Tract "B-4", in part, North 85 Degrees 10 Minutes 17 Seconds West, 670.88 feet to an iron rod (new); thence,

5) With the East line of Tract "B-4", North 03 Degrees 23 Minutes 32 Seconds East, 548.66 feet to a 12-inch Hackberry Tree at the Southeast Property corner of Robert J. Lenard as of Record in Deed Book 9491, Page 279, Register's Office for Davidson County, Tennessee, the same being the Southwest corner of Tract "A" as shown on the survey by H&H Land Surveying; thence,

6) With the South line of said Tract "A", South 87 Degrees 00 Minutes 49 Seconds East, 1,229.75 feet to an iron rod (new) at a Southeast corner of Tract "B-1" as shown on the survey prepared by H&H Land Surveying, thence,

7) With an East Line of said Tract "B-1", North 03 Degrees 43 Minutes 01 Seconds East, 44.00 feet to an iron rod (new); thence,

8) South 87 Degrees 12 Minutes 16 Seconds East, 205.57 feet to the point of beginning and containing 524,277 square feet or 12.035 acres, more or less as calculated by the above courses and distances.

Being the same property conveyed to John W. Landers, unmarried, by deed bearing date of June 22, 2002, from Estelle Bonds Angus, unmarried and Wayne Harkreader, married, of record in Book 6575, Page 658, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

Grantor covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of county taxes for the year 2003 which will be prorated between the parties and assumed and paid by the Grantor when due; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 3rd day of September, 2003.

John William Landers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said State and County, John William Landers, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on the 3rd day of September, 2003.

Patsy Lee Harvey
Notary Public

Commission expires: 3/19/06

RUTHERFORD COUNTY, TENN. NOTARY PUBLIC AT LARGE PATSY LEE HARVEY

AFFIDAVIT

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $207,530 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 3 day of September, 2003.

Patsy Lee Hanvey
Notary Public

Commission Expires: 3/19/06

