WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 02/18/04 14:14 3pgs
Fees:18.00 Taxes:610.50

20040218-0018746

G-2030-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Ronnie C. Dismang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February, 2004

Kathy J Byers
Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 9-24-05
(AFFIX SEAL)

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Kathy J. Byers
My Commission Expires
December 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie C. Dismang (NAME)	New Owners (NAME)	MAP 50
513 Brick Church Lane (ADDRESS)	(ADDRESS)	PARCEL 3
Whites Creek, TN 37189 (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, Joe L. Wall and Mike Suggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie C. Dismang and wife, Elizabeth Elaine Dismang

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 12th, formerly the 21st, Civil District of said County and State, lying and being on the North side of Brick Church Lane, formerly known as Map 50, Parcel 101, and now being part of Map 50, Parcel 3.

Said part of said Parcel 3 fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

AND

Land in the 12th, formerly the 21st Civil District of said County and State described as follows: Beginning in the center of Brick Church Lane at the Southwest corner of the property conveyed to James Ewing Woodson, and wife, by deed from E. D. Wells and wife, of record in Book 2154, Page 55, Register's Office for said County; thence with said Woodson's Westerly boundary line, North 1 degree 30 minutes East 275 feet to said Woodson's Northwest corner; thence South 89 degrees 26 minutes East 348 feet; thence North 12 degrees 35 minutes East 640.5 feet; thence North 89 degrees 50 minutes East 682 feet; thence South 1 degree 30 minutes West 904 feet to the center of said Lane; thence with same, South 89 degrees 26 minutes East 200 feet to the beginning.

Included in the above described property but excluded therefrom is that portion (the following described two parcels) having been conveyed to the State of Tennessee of record in Book 4626, Page 796, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Parcel No. 1: Beginning at a point in Lewis Gaines' Westerly boundary line at

CONTINUED

unimproved ( )
This is improved (X) property, known as 513 Brick Church Lane, 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 17th day of February, 2004

Joe L. Wall

Joe L. Wall

Mike Suggs

Mike Suggs

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Herman Cobb's Northeast corner; thence with Herman Cobb's North boundary line Westwardly 300 feet, more of less, to a point which is 190 feet Westerly from Centerline Station 108 + 45 of proposed 1-24; thence North 22 degrees 07 minutes 49 seconds East 283 feet, more or less, Southwardly 90 feet, more or less, Eastwardly 111 feet, more or less, and South 17 degrees 47 minutes West 542 feet, more or less, to the point of beginning.

Parcel No. 2: Beginning at a point in the North margin of Brick Church Lane, said point being Leila E. Duke's Southeast corner; thence with Duke's line Northwardly 20 feet to a point on a curved line which has a radius of 20 feet; thence with said curved line Southeastwardly 31.4 feet, more or less, to a point in the North margin of said lane; thence with said margin Westwardly 20 feet to a point of beginning.

Included in the above described property but excluded therefrom is that portion having been conveyed to H. T. Cobb, Sr., Trustee with full and complete power of sale, by deed of record in Book 4884, Page 742, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being in the 12th, formerly the 21st Civil District of said County and State. Lying and being on the north side of Brick Church Lane. Said property fronts 100 feet on the North side of Brick Church Lane and runs back between parallel lines 250 feet to a dead line in the rear.

BEING the same property conveyed to Joe L. Wall and Mike Suggs, by deed from Ronald E. Sweeney and Lori Sweeney, of record in Instrument No. 20030626-0088513, Register's Office for Davidson County, Tennessee.

THE GRANTOR(S) HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF **Joe L. Wall and Mike Suggs.**

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 Joe L. Wall and Mike Suggs

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 17th day of February, 2004.

Commission expires 9-24-05

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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