Davidson County DEEDWARR
Recvd: 02/20/04 14:07 2pgs
Fees:13.00 Taxes:136.90
20040220-0019852

WARRANTY DEED

G-TM-04-3713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James Randall	New Owner ~~Farm Credit Services of~~ (NAME)	30-00-207
3717 Bear Hollow Road (ADDRESS)	3749 Old Clarksville Pk. (ADDRESS)	
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEN CORNELIUS AND WIFE, VICTORIA CORNELIUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES RANDALL AND WIFE, ~~SHEILA RANDALL~~ ****Sheila Randall**** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING at a point in the south margin of Bear Hollow Road and in James D. Foster's west line; thence with Foster's west line South 2 degrees 28' 08" West crossing Bear Hollow Creek 319.9 feet to a point. Foster's southwest corner; thence with Foster's south line, South 86 degrees 52' 20" East 187.53 feet to a corner fence post; thence with a fence South 2 degrees 28' 08" West 198.27 feet to a point; thence North 86 degrees 52' 20" West 591.18 feet to a point; thence North 2 degrees 28' 08" East crossing back across Bear Hollow Creek 377.33 feet to a point in the south margin of said road; thence with the south margin of said road North 73 degrees 49' 21" East 425.98 feet, containing 5 acres, more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated May 12, 1986.

Being the same property conveyed to Ken Cornelius and wife, Victoria Cornelius as tenants by the entirety dated January 25, 1999 and filed for record on January 26, 1999 in Book 11311, Page 450, Register's Office of Davidson County, Tennessee.

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

****Sheila Randall**

unimproved ( )
This is improved (X) property, known as 3717 Bear Hollow Road, Joelton, Tennessee 37080
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of February, 2004.

Ken Cornelius

Victoria Cornelius

STATE OF Tennessee

COUNTY OF Davidson

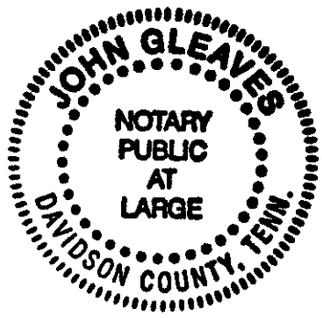
I, , a Notary Public of the County and State first above written, do hereby certify that Ken Cornelius and wife, Victoria Cornelius personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of February, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903