24-1-040

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/25/04 10:18 2pgs
Fees:13.00 Taxes:573.50

20040225-0021276

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **February, 2004** by and between **Johnny D. Allen and wife, Sheila R. Allen** , herein after referred to as GRANTOR, and **Steven M. Lappin, a married man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Whites Creek,** County of **Davidson,** State of Tennessee, more particularly described as follows:

TRACT I: A portion of a tract of land in the 14th Civil District of Davidson County, Tennessee, located on Clay Lick Road being part of the same parcel of land conveyed to Fred E. Goble and wife, Mary Goble by Warranty Deed from Harry H. Riley, et al., which is referred to as TRACT I of said deed, recorded in Book 5009, Page 890 of the Register's Office for Davidson County, Tennessee. Beginning at a point (post) on the southerly margin of Clay Lick Road, thence in a southwesterly direction for approximately 975 feet to a corner post representing the southerly corner of the original Tract I; thence N. 37 degrees 15' E. 300 feet to a pin; thence N. 43 degrees 25' E. 335 feet to a pin; thence N. 2 degrees 35' E. to a point of beginning, and being a triangular parcel of land containing 2.4 acres, more or less.

TRACT II:
Located and lying in the 14 th Civil District of Davidson County, Tennessee., beginning at a planted corner stone the same being G. C. Carney's Southeast corner, and in the boundary line of the C. A. Trawick land and being a corner to the original Riley Farm, and running thence. S. 10 degrees W. 148.5 feet to a stake (and crossing Clay Lick Road); thence S. 28 degrees 30' W. 601 feet to a tree; thence N. 3 degrees 30' E. 710 feet to a point in the northerly margin of the Clay Lick Road and in fence line; thence S. 82 degrees E. 276 feet to point of beginning, same containing 2.61 acres, more or less.

Being the same property conveyed to Johnny D. Allen by Quitclaim Deed from Kristine Allen dated April 22, 1992 of record in Book 10321, Page 644, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2957 Clay Lick Road, Whites Creek, TN

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Johnny D. Allen

Johnny D. Allen
Signature of Seller

Sheila R. Allen

Sheila R. Allen
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Johnny D. Allen and wife, Sheila R. Allen** , the within named bargainors, 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 **20th** day of **February, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Steven M. Lappin
2957 Clay Lick Road, Whites Creek, TN

Send Tax Statements to:
NBANK, N.A.
55 Merchant Street, Suite 300, Cincinnati, OH 45246

Map and Parcel: 22.00-109.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$155,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **February, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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