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This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030426

Davidson County DEEDWARR
Recvd: 03/05/04 13:59 2pgs
Fees:12.00 Taxes:0.00
20040305-0025586

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 114056 Instrument 6[illegible]233
Rec'd: 10.00 MBK: X Pg 740
State: 949.05
Clerk: 1.00 Recorded
EDP: 2.00 3/1/2004 at 9:00 am
Total: 962.05 in Record Book
88 Pages 419-420

**Send Tax Bills To:**
new owner

**New Owner is:**
Rose A. Prock
8763 Cub Creek
Nashville, TN 37209

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MAP: 19-076.00-0
PARCEL: 13 (Cheatham Co.)
MAP: 19-077.00-0
PARCEL: 041.00 (Davidson Co.)

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lee William Garner and Elizabeth Ann Garner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rose A. Prock** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Cheatam** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Cheatham County, Tennessee, described as follows to-wit:

LAND located partly in the 9th Civil District of Cheatam County, Tennessee, and partly in the 8th Civil District of Davidson County, Tennessee, BEGINNING at an iron pin in the center of Cub Creek Rd, South 37 deg. 17' 57" East 244.80 feet to an iron pin, 1 foot, more or less, West of a 30-inch whie oak; thence South 63 deg. 47' 57" East to an iron pin; thence South 10 deg. 17' 57" East 394.84 feet to an iron pin; thence South 1 deg. 42' 03" West 297.00 feet to an iron pin; thence South 8 deg. 17' 57" East 297.00 feet to an iron pin, located 3 feet, more or less, North of a 20-inch white oak at a fence and being in the notherly line at the W. W. Johnson property; thence North 79 deg. 25' 30" West 280.5 feet to an iron pin; thence South 78 deg. 34' 30" West 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence North 32 deg. 01' 00" West 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence North 25 deg. 15' 55" West 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence North 61 deg. 37' 17" East 231.19 feet to an iron pin; thence North 10 deg. 44' 05" East 54.00 feet to an iron pin, being the northeasterly corner of the Clarence W. Griggs property; thence North 78 deg. 19' 22" East 297.35 feet to an iron pin; thence North 28 deg. 14' 05" East 101.00 feet to an iron pin; thence North 23 deg. 45' 55" West 248.00 feet to an iron pin; thence North 10 deg. 13' 34" East 165.12 feet to an iron pin in the center of Cub Creek Road, thence along the center of Cub Creek Road, North 26 deg. 36' 16" East 134.85 feet to the point of beginning containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor, #922, dated December 10, 1985. Reference is made to deed to establish common boundary line of record at Book 392, page 440, Register's Office for Cheatham County, Tennessee; said deed establishes the east boundary line to this property and is incorporated herein.

Being the same property conveyed to Lee W. Garner and wife, Elizabeth A. Garner by Warranty Deed from Leon Tidwell and Jimmy Tedwell dated 08/20/99, recorded 08/20/99, in Book 484, page 274, Register's Office for Cheatham County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is

unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of February, 2004.

GRANTOR:

Lee William Garner

**Lee William Garner**

**Elizabeth Ann Garner**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lee William Garner and Elizabeth Ann Garner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26 day of February, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 25, 2005

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson)

The actual consideration or value, whichever is greater, for this transfer is $256,500.00.

Affiant

**SWORN TO** and subscribed before me this 26 day of February, 2004.

NOTARY PUBLIC

My commission expires: 5/24/05

SHIRLEY A. BEECHER NOTARY PUBLIC AT LARGE