Davidson County DEEDWARR
Recvd: 04/14/04 11:10 2pgs
Fees:13.00 Taxes:740.00

20040414-0041929

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 202
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2004

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES JUNE 28, 2004 05-28-04

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 202, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pearl C. Parsons Bilyeu **4711 Hessey Road** **Mt. Juliet, TN 37122**	**SAME**	**110-00-0-55**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles D. McMurray and Marilyn R. McMurray

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pearl C. Parsons Bilyeu, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, *Her* HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 4th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof by John M. Sullivan, Civil Engineer, dated February 17, 1964, as follows:

BEGINNING at a point in the center of Hessey Road at the southeast corner of F. S. Hessey's Subdivision, being the southwest corner of the original 14 acre tract in the southwest corner of the land herein described: thence along Hessey's line, North 3 deg. 30 min. East 347.6 feet to a point; thence South 86 deg. 27 min. East 413 feet to a point; and South 89 deg. 2 min. East 250 feet to a point in the westerly line of the property conveyed to Jas. C. Carter by deed of record in Book 3501, Page 305, said Register's Office; thence along Jas. C. Carter's westerly line, South 3 deg. 30 min. West 338.2 feet to a point in the northerly boundary line of the property of Oscar Odum; thence with Odum's northerly line, North 88 deg. West 664 feet to the point of beginning, containing 5.2 acres, more or less.

BEING the same property conveyed to Charles D. McMurray and wife, Marilyn R. McMurray by Warranty Deed from Pearl Christine Parsons A/K/A Pearl Parsons Bilyeu dated 07/24/98 and recorded on 07/29/98 of record in Book 11038, Page 868, Register's Office for Davidson County, Tennessee.

By her signature hereto, PEARL CHRISTINE PARSONS, a/k/a PEARL PARSONS BILYEU, represents and warrants that all debts and obligations owing by CLIFFORD RAY PARSONS during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4711 Hessey Road, Mt. Juliet, Tennessee 37122.

EASEMENT: The GRANTOR further conveys to the GRANTEES, their heirs or assigns, a 10 foot easement for ingress and egress extending from Hessey Road across the property conveyed to Belinda T. Yates of record in Book 10912, Page 93, said Register's Office.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is a tract or parcel of land containing 1.26 acres, more or less, conveyed to Belinda T. Yates by deed from Pearl Parsons Bilyeu of record in Book 10912, Page 93, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the center of Hessey Road (dead end road); thence N 03 deg. 30 min. 00 sec. E 50.02 feet to a point; thence S 88 deg. 00 min. 00 sec. E 644.50 feet to a point; thence N 17 deg. 59 min. 16 sec. W 304.04 feet to a point; S 89 deg. 02 min. 00 sec. E 130.99 feet to a point; thence S 03 deg. 30 min. 00 sec. W 338.20 feet to a point; thence N 88 deg. 00 min. 00 sec. W 664.00 feet to the point of beginning and containing therein 1.26 acres, more or less (54,841 +square feet).

There is included in the above description a 10 foot ingress and egress easement of the westernmost property line of this tract. This 1.26 acres to be incorporated and included in Map 110, Parcel 54.

Unimproved ( )
This is improved (X) property known as **4711 Hessey Road, Mt. Juliet, TN 37122**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 hands this 2nd day of April, 2004

Charles D. McMurray

Marilyn R. McMurray

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 Charles D. McMurray and Marilyn R. McMurray, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2004.

JOHN B. GAINES, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Commission Expires: 10-22-07

Notary Public: