Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 12:29 3pgs
Fees:18.00 Taxes:370.00

20040414-0041990

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Earl Darnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF April 2004

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl C. Darnell (NAME)	Same (NAME)	MAP 181
526 Franklin Limestone Road (ADDRESS)	(NAME) (ADDRESS)	PARCEL 4
Nashville, TN 37217 (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, Vicki Ferguson and Willie Margaret Sisk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl C. Darnell

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:

Tract 1:
Land in the 5th, and 6th, formerly the 7th, Civil Districts of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, February 29, 1956, as follows:

Beginning at a point in the center of the New Nolensville Pike or State Highway 11, 207.5 feet northwesterly from the southeast corner or most southerly point of the property conveyed to J. M. Roland and wife, by deed from Margaret Annett Sneed and husband, of record in Book 2092, page 121, Register's Office for said County; thence with the center of said Pike, North 48 deg. West 188.5 feet and North 45 deg. West 80 feet; thence South 48 deg. 30' West 200 feet to a 12 inch oak; thence South 4 deg. 45' East 107.3 feet to an iron pin; thence North 82 deg. East 328.5 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Welda Mai Earhart by deed from Joseph Muller and wife, Jessie A. Muller of record in Book 2496, page 231, Register's Office for Davidson County, Tennessee. The said Welda Mai Earhart (Melvin) having since died and the property vested in Vicki Ferguson and Willie Margaret Sisk by Will of record in Will Book 5554, page 1356753, Probate Court for Davidson County, Tennessee

CONTINUED

unimproved ( )
This is improved (X) property, known as 6573 Nolensville Road, Brentwood, TN 37027
(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 2nd day of April 2004

Vicki Ferguson
Vicki Ferguson

Willie Margaret Sisk
Willie Margaret Sisk

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 Vicki Ferguson and Willie Margaret Sisk

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 Nashville, Tennessee, this 2nd day of April 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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

LEGAL DESCRIPTION CONTINUATION

Tract 2:
Two adjacent triangular tracts that join at the vertex and lie wholly within the Fifth and Sixth Civil District, Davidson County, Tennessee, and bound, in general, by Williams on the west, Muller on the north, Nolensville Pike (US 31A) on the east and Melvin (formerly Earhart) on the South.

Beginning at a concrete monument in the west margin of Nolensville Pike, the northeast corner of the Melvin (formerly Earhart) tract; thence with the west margin of said Pike, North 35 deg. 30' West 67.7 feet to an iron pin; thence a new line, South 29 deg. 30' West passing at 167 feet, a marked tract in the north line of Melvin and continuing for a total length of 277 feet to a stake in Williams east line; thence with his east line, South 83 deg. 30' East 56 feet to Melvin's northwest corner; thence with her north line, North 4 deg. 45' West 107.3 feet to the above mentioned marked tract and South 48 deg. 30' West 141.0 feet to the point of beginning an containing a total of 0.18 acres, more or less, according to a survey made by C. K. McLemore on March 7, 1964.

Being the same property conveyed to Welda Earhart Melvin by deed from Joseph Muller of record in Book 3704, page 433, Register's Office for Davidson County, Tennessee. The said Welda Earhart Melvin having since died and the property vested in Vicki Ferguson and Willie Margaret Sisk by Will of record in Will Book 5554, page 1356753, Probate Court for Davidson County, Tennessee.

Subject to right of way for Nolensville Pike.

Subject to easement to Gulf Interstate Gas Company of record in Book 2244, page 7, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.