WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Kathy Sterry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 2004

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Sterry (NAME)	KATHY STERRY (NAME)	28-32
5290 Ridge Road (ADDRESS)	8186 Jackson Rd. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton TN 37080 (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, Wallace Wayne Mackie, Sr., **Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Sterry, Married

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:

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 21, 1936, by John Wilkes, Civil Engineer, as follows: Beginning at a point in the center of Ridge Road which is North 75 deg. West 61' from the northwest corner of a tract of land shown as Tract No. 1 conveyed to C.A. Lillard by deed from B.D. High of record in Book 1046, Page 80, Register's Office for Davidson County, Tennessee; thence North 12-1/2 deg. East 593' to a point; thence North 35-1/2 deg. East 667' to a point; thence North 26 deg. East 1226' to a stone; thence North 43 1/2 deg. West 660' to a stake with ironwood pointers; Binkley's corner; thence with the meanders of a branch and hollow as follows: South 22 deg. West 100', South 10 deg. West 112', South 15 deg. West 100', South 23 deg. West 126' to a corner of a tract of land conveyed to J.H. Kirby by deed from J.B. McKinney and wife, of record in Book 445, Page 331, said Register's Office; thence with Kirby's, now Jarrett's east line South 10 deg. East 520' to a stake in a hollow; thence South 21-1/2 deg. West 564' to a chestnut stump; thence South 35-1/2 deg. West 667' to a stake; thence South 12-1/2 deg. West 593 feet to a point in the center of the Marrowbone Ridge Road; thence South 75 deg. East 105' to the point of beginning, containing 11-1/2 acres, more or less.

Being the same property conveyed to Wallace Wayne Mackie, Sr. by deed from Donald Lewis Hawkins, Unmarried of record in Instrument No. 200110190114566, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 5290 Ridge Road, Joelton, TN 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 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 my hand this 28th day of April, 2004

Wallace Wayne Mackie SR
Wallace Wayne Mackie, Sr.

Davidson County DEEDWARR
Recvd: 05/04/04 14:48 2pgs
Fees:13.00 Taxes:203.50

20040504-0050684

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 Wallace Wayne Mackie, Sr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of April, 2004.

Commission expires 09-22-07

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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