# WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Jerrolds (NAME) | Navy Federal Credit Union (NAME) | MAP 012-00 |
| 6500 Lickton Pike (ADDRESS) | Highway 70 West #426 (ADDRESS) | PARCEL 116.00 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Havelock, NC 28532 (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, Robert E. Frey and wife, Donna D. Frey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Jerrolds and wife, Betty J. Jerrolds

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 certain tract or parcel of land in the 10th Civil District of Davidson County Tennessee, being Tract No. 5 on a survey dated May 13, 1986 by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specially described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet to an iron pin; thence North 74 deg. 41 min. 02 sec. East 200.70 feet to an iron pin; thence North 77 deg. 03 min 19 sec. East 148.07 feet to an iron pin; thence in an easterly direction on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for distance of 256.12 feet from the southeasterly corner of the property of Carl Gutherie of record in Book 3886, Page 486, Register's Office for Davidson County, Tenenssee); thence North 19 deg. 23 min. 46 sec. West 1256.65 feet to an iron pin; thence North 86 deg. 22 min. 18 sec. East 350.00 feet to an iron pin; thence South 11 deg. 40 min. 23 sec East 1236.05 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction of said margin of said Pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 182.38 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 6500 Lickton Pike, Goodlettsville, TN 37072
(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 23rd day of April, 2004

Robert E. Frey
Robert E. Frey

Donna D. Frey
Donna D. Frey

Davidson County DEEDWARR
Recvd: 05/05/04 09:21 3pgs
Fees:18.00 Taxes:1239.50

20040505-0051039

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 Robert E. Frey and wife, Donna D. Frey

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 Goodlettsville, Tennessee, this 23rd day of April 2004.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

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

BEING the same property conveyed to Robert E. Frey and wife, Donna D. Frey by Warranty Deed from Ronald W. Strahan and wife, Michelle Boudinot-Straham of record by Instrument No. 22010913-0099912, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.