Davidson County DEEDWARR
Recvd: 05/14/04 11:55 2pgs
Fees:13.00 Taxes:510.60
20040514-0056775

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42969**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-26-08

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LARRY E. HIPPS, et ux **7671 Charlotte Pike** **Nashville, TN 37209**	Wells Fargo Home Mtg. P.O.BOX 10304 DES MOINES, IA 50306-0304	**114-85** **8D 8000**

FOR AND IN 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 **I, DEBORAH D. EVETTS, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY E. HIPPS and wife, LUCILE D. HIPPS**

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 A:

BEGINNING at an existing iron rod in the southern margin of U.S. Highway 70 (Charlotte Pike), 10' from the centerline, said iron rod being the northwest corner of property now or formerly belonging to Ethel Louise Hines, et al, and being of record in Book 6326, page 939, Register's Office for Davidson County, Tennessee; thence with the west line of said property S 27 degrees 58' 01" E. 211.45' to an existing iron rod; thence with property now or formerly belonging to Thomas W. Crafton (Book 4734, Page 886, R.O.D.C.) and Robert L. Urban (Book 3460,Page 120, R.O.D.C.) to existing iron rods as follows: S 83 degrees 37' 31" W, 149.81'; S 80 degrees 52' 14" W, 66.79' and S 79 degrees 55' 37" W, 121.36'; thence on new lines as follows:
N31 degrees 05' 54" E, passing the centerline of a 20' wide ingress/egress easement at 85.77', on in all 100.19' to an iron rod and N 44 degrees 13' 11" E, 195.30' to an existing iron rod in the southern margin of Charlotte Pike, 40' from the centerline;
Thence with said road margin N 78 degrees 40' 23" E, passing the centerline of said easement at 17.68', on in all 48.14' to the beginning, containing 0.90 acres, more or less.

THIS property is subject to a 20' wide ingress/egress easement in favor of Tract #1, the centerline being more particularly described as follows:

BEGINNING at a point in the south margin of Charlotte Pike, 40' from the centerline, said point being located N 78 degrees 40' 23" E, 17.68' from the northwest corner of tract #2 (described above); thence leaving the highway and running parallel to Tract #1 S 44 degrees 13' 11" W, 212.63' to a point; thence S 75 degrees 00' 00" W, 13.14' to a point in an east line of Tract #1 according to a survey by Bennett and Sons Surveyors and Planners, Inc., Mack Bennett, Jr., TN R.L.S. #477, 205 Church St., Dickson. Tennessee 37055 dated July 18, 2001.

TRACT B:

BEGINNING at an existing iron rod in the south line of the Harold F. Lawson heirs' property of record in Book 8742, Page 570, R.O.D.C., said iron rod being the northwest corner of the Thomas W. Crafton property of record in Book 4734, Page 886, R.O.D.C.; thence with Crafton's west line 01 degrees 51' 11" E, passing over an iron rod at 38.35', on in all 45.17' to the centerline of a small

drainage ditch; thence on a new line with the centerline of said drainage ditch to points as follows: S 54 degrees 31' 02" W, 22.62'; N 76 degrees 05' 58" W, 14.53'; N 59 degrees 16' 02" W, 54.56'; S 70 degrees 58' 04" W, 35.71'; S 78 degrees 58' 54" W, 52.63'; S 70 degrees 49' 38" W, 23.31' and N 19 degrees 33' 12" W, 16.37'; thence leaving the drainage ditch N 31 degrees 05' 54" E, 10.53' to an existing iron rod; thence with the south line of the Harold F. Lawson heirs property of record in Book 8506, Page 701, R.O.D.C. N 79 degrees 55' 37" E, 121.36' to an existing iron rod; thence N 80 degrees 52' 14" E, 66.79' to the beginning containing 0.12 acres, more or less according to a survey by Bennett and Sons Surveyors and Planners, Inc. dated July 23, 2001.

This conveyance is made subject to:

1. **An easement for power lines, as shown by instrument of record in Book 787, Page 46, Register's Office for said County;**

2. **An easement for a pipe line over and across the northerly part of the premises to a spring, as shown on the survey made by S. H. Hutchison, Surveyor, March 28, 1961;**

3. **A ten-foot easement for a cattle run over and across the northerly part of the premises, as shown on the survey made by S. H. Hutchison, Surveyor, March 28, 1961.**

BEING the same property conveyed to Deborah D. Evetts by Quitclaim Deed from R. B. Young, Trustee, of record in Instrument Number 20011108-0122935, Register's Office for Davidson County, Tennessee.

THIS PROPERTY WAS INHERITED BY THE GRANTOR AND HAS NEVER BEEN SAID GRANTOR'S RESIDENCE NOR HAS IT BEEN THE RESIDENCE OF ANY SPOUSE OF GRANTOR.

This is improved property known as 7671 Charlotte Pike, Nashville, Tennessee 37209

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 3rd **day of May, 2004.**

Deborah D Evetts

DEBORAH D. EVETTS

STATE OF TEXAS)
COUNTY OF Collin **)**

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DEBORAH D. EVETTS, 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 Plano, Texas, this the 3rd **day of May, 2004.**

Paula M Reilly

NOTARY PUBLIC

My Commission Expires: 4/14/2007

PAULA M. REILLY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-14-2007