Davidson County DEEDWARR
Recvd: 05/19/04 10:09 3pgs
Fees:18.00 Taxes:240.50

20040519-0058705

WARRANTY DEED

D. ANNETTE MAPLES 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 $ 65,000.00

Andrew W. Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2004

D. Annette Maples
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
Andrew W. Agee (NAME)	SAME (NAME)	MAP 053-12
3045 Lakeshore Drive (ADDRESS)	(ADDRESS)	PARCEL 009
Old Hickory, TN 37138 (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, Mary Denton Agee and husband, Alton Agee and Ronald Walters and wife, Carolyn Denton Walters and Louise Denton Binkley, Unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Agee and wife, Sandra L. Agee

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:

LAND in Davidson County, Tennessee, Being the northeasterly part of Lot No. 16 of Block D, on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee of record in Book 974, page 11 and a part of an unnumbered tract lying immediately northeast of said Subdivision, described together as follows:

Beginning at a point in the line between Lots Nos. 15 and 16 of said Block on said Plan, said point being 160 feet as measured along the line between said lots northeast from Hamblen Avenue; thence with the line between said lots and along said said line extended and along the east line of the property conveyed to A.J. Davis and wife, by deed of record in Book 1450, Page 131, Register's Office for said County, northeasterly 180 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same southeasterly 60 feet to a point; thence southwesterly parallel to the first line, passing the common corner of Lots 16 and 17 at 165 feet continuing with the line between said lots, 15 feet, a total distance of 180 feet to a point in the line between lots 16 and 17 which is 160 feet as measured along said line between said lots from Hamblen Avenue; thence northwesterly parallel to Hamblen Avenue 60 feet to the point of beginning.

BEING the same property conveyed to Louise Denton Binkley, Mary Denton Agee

CONTINUED

unimproved ( )
This is improved (X) property, known as 2919 Lawrence Court, Old Hickory, TN 37138
(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 12th day of May, 2004

Mary Denton Agee
Mary Denton Agee

Ronald Walters
Ronald Walters

Alton Agee
Alton Agee

Carolyn Denton Walters
Carolyn Denton Walters

Louise Denton Binkley
Louise Denton Binkley

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 Mary Denton Agee and husband, Alton Agee and Ronald Walters and wife, Carolyn Denton Walters and Louise Denton Binkley

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 12th day of May 2004.

Commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires NOV. 25, 2006

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

and Carolyn Denton Walters by Warranty Deed from Lucy Rose Denton, a widow of record in Book 5006, page 767, 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.

Alton Agee and Ronald Walters joins in this conveyance for the purpose of conveying all right, title and interest in and to said property marital or otherwise.