Davidson County DEEDWARR
Recvd: 05/28/04 12:22 2pgs
Fees:13.00 Taxes:666.00

20040528-0063034

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 024-00-0
PARCEL: Part of 031.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Ruel L. Waldrep, III and wife, Jennifer A. Waldrep
4601 Brick Church Pike
Goodlettsville, TN 37072

# WARRANTY DEED

**THIS INDENTURE,** made this 28th day of April, 2004 between

**Walter Robert Locke and wife, Dorothy Virginia Locke**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Ruel L. Waldrep, III and wife, Jennifer A. Waldrep**

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**BEING A TRACT OF LAND IN THE 3rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO WALTER ROBERT LOCKE IN DB 4205, PG 73, RODCT MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER R.L.S., DATED 01/19/04 AS FOLLOWS;**

**BEGINNING AT A IRON PIN IN THE EASTERLY MARGIN OF BRICK CHURCH PIKE, SAID PIN BEING THE MOST SOUTHWEST CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN N 12 21'25"W, 80.00'; THENCE NOW LEAVING SAID MARGIN N 88 11'35"E, 278.87' TO A SET IRON PIN; THENCE N 74 42'05"E, 217.32' TO A SET IRON PIN; THENCE N 81 46'09"E, 634.02' TO A SET IRON PIN; THENCE N 80 32'37"E, 466.27' TO A SET IRON PIN; THENCE S 12 24'27"E, 149.91' TO A EXISTING IRON STAKE; THENCE S 80 29'40"W, 951.78' TO A EXISTING IRON PIN; THENCE S 83 41'31"W, 140.15' TO A SET IRON PIN; THENCE N 89 10'50"W, 512.89' TO THE POINT OF BEGINNING.**

**BEING A PORTION OF THE PROPERTY CONVEYED TO WALTER ROBERT LOCKE AND WIFE IN DOROTHY VIRGINIA LOCKE BY DEED OF RECORD IN BOOK 4205, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.**

**THIS PARCEL IS SERVED BY A 15' DRIVE WAY EASEMENT ACROSS WILLIAM JERRY LOCKE AND WIFE, CARLA J. LOCKES' PROPERTY THE EASEMENT OF RECORD IN INSTRUMENT# 20040528-0063032 BEING RECORDED SIMULTANEOULSY HEREWITH.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Walter Robert Locke**

**Dorothy Virginia Locke**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Robert Locke and wife, Dorothy Virginia Locke the within named bargainors, 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 office this 28TH day of April, 2004.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $180,000.00.

Affiant

Sworn to and subscribed before me, this 28TH day of April, 2004.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY