Davidson County DEEDWARR
Recvd: 06/23/04 09:20 3pgs
Fees:18.00 Taxes:416.25

20040623-0074279

28B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires SEPT

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 A. Pritchett (NAME)	First State Bank (NAME)	P/O MAP 4
8330 Riley Adcock Road (ADDRESS)	300 Northcreek Blvd. (ADDRESS)	PARCEL 22
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Cline, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Pritchett and wife, Donna D. Pritchett

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:

Beginning at an iron pin set in the westerly margin of Riley Adcock Road, said pin being the northeasterly corner of Lot No. 1 of the Mary Cline Subdivision of record in Instrument Number 20040527-0062251 of the Register's Office for Davidson County, Tennessee; Thence, with the northerly boundary of said Lot No. 1, North 54 deg. 50' 04" West, 554.34 feet to an iron pin located in the easterly boundary of the property conveyed to Sandra Baxter by deed of record in Book 8895, Page 532, Register's Office for Davidson County, Tennessee; Thence, North 09 deg. 23' 26" West, 594.56 feet to an existing iron pin; Thence, South 80 deg. 35' 52" West, 150.0 feet to an existing iron pin; Thence, North 09 deg. 24' 08" West 130.0 feet, passing a witness pin at 80.0 feet, to a point in the centerline of Sycamore Creek; thence, with the centerline of Sycamore Creek, the following courses;

North 29 deg 35' 52 East, 320.0 feet to a point; North 72 deg. 35' 52" East, 210.0 feet to a point; South 56 deg. 54' 08" East, 450.0 feet to a point; South 50 deg. 08' 36" East, 615.52 feet to an iron fence post on the east side of Sycamore Creek; Thence, South 11 deg. 26' 10" East 866.69 feet to an iron pin located on the northerly margin of Riley Adcock Road and on the east side of Sycamore Creek; Thence, with the northerly margin of Riley Adcock Road, the following courses;

CONTINUED

unimproved ( )
This is improved (X) property, known as 8330 Riley Adcock 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 10th day of June, 2004

Mary Cline

Mary Cline

0402-7

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 Cline, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of June 2004.

RUHELL L. WISCHHUSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, My Commission Expires SEPT. 22, 2007 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

North 53 deg. 57' 53" West, 330.42 feet to an iron pin; along a curve to the left (a Triangular=88 deg. 02' 07"; R=285.53 feet) a distance of 438.71 feet to the point of beginning, containing 24.78 acres, more or less.

Said property being partially excumbered by flood plains of Sycamore Creek and by an easement granted to the owner of Lot No. 1 of said Mary Cline Subdivision for subsurface disposal system installation and maintenance.

BEING a part of the same property conveyed to Mary Cline by Warranty Deed from Ruth Adcock Devine of record in Book 8267, page 209, 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.