Davidson County DEEDWARR
Recvd: 06/29/04 10:38 3 pgs
Fees:18.00 Taxes:270.52
20040629-0076946

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,114.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES 9/3/06

File No. G4-1814D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey A. Damon and Cynthia D. Damon, husband and wife (NAME)	SAME (NAME)	P/O 49-318 & 141
120 4th Ave North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, WE, Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey A. Damon and Cynthia D. Damon, husband and wife, 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as Tract #19 & 20 Knight Drive, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 22nd day of June, 2004.

Owen Sanders, Co-Trustee
Owen Sanders, Co-Trustee

Elizabeth Ann Waggoner, Co-Trustee
Elizabeth Ann Waggoner, Co-Trustee

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 Owen Sanders, Co-Trustee and Elizabeth Ann Waggoner, Co-Trustee of Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of June, 2004.

Commission expires 9/3/06

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of June, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of June, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

TRACT #19-5.52 Acres

BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northwest corner of this tract and the northeast corner of Tract #20 of the Sanders Farm (5.94 acres as per survey of same date), also being 609.82 feet southeast of the easternmost northeast corner of William T. Lee, Jr. as you measure along said margin; thence with said margin along a curve proceeding clockwise, having a deflection angle of 14 degrees 20 minutes 18 seconds, a radius of 691.15 feet, a tangent length of 86.93 feet, and a chord of South 63 degrees 02 minutes 14 seconds East 172.51 feet; thence along said curve and arc length of 172.96 feet; thence South 55 degrees 52 minutes 06 seconds East 27.81 feet to an iron rod in said margin; thence leaving road with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1155.68 feet to an iron rod; thence North 84 degrees 58 minutes 31 seconds West 220.67 feet to an iron rod; thence with line of said Tract #20 North 30 degrees 01 minutes 13 seconds East 1241.72 feet to the point of beginning containing 5.52 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

Tract #20-5.94 acres

BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northwest corner of this tract and the northeast corner of Tract #21 of the Sanders Farm (5.79 acres as per survey of same date), also being 391.34 feet southeast of the easternmost northeast corner of William T. Lee, Jr. as you measure along said margin; thence with said margin along a curve proceeding clockwise, having a deflection angle of 18 degrees 06 minutes 43 seconds, a radius of 691.15 feet, a tangent length of 110.16 feet, and a chord of South 79 degrees 15 minutes 45 seconds East 217.57 feet; thence along said curve an arc length of 218.48 feet to an iron rod in said margin; thence leaving road with line of Tract #19 of the Sanders Farm (5.52 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1241.72 feet to an iron rod; thence with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) North 84 degrees 58 minutes 31 seconds West 226.59 feet to an iron rod; thence with line of said Tract #21 North 30 degrees 01 minute 13 seconds East 1265.61 feet to the point of beginning containing 5.94 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

Being part of the same property conveyed to Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, by Deed as Instrument #20040615-0070809, Register's Office for Davidson County, Tennessee.