Davidson County DEEDWARR
Recvd: 07/06/04 11:03 2pgs
Fees:13.00 Taxes:1369.00

20040706-0079839

WARRANTY DEED

SUMMIT-PT-04-4118

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Richard a Brewer
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Brewer	Wells Fargo Bank, NA	
4118 Smotherman Lane	(NAME) 11301 Carmel Commons Blvd Ste 309	110-168.00
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Charlotte, NC 28226	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GENE A.SARDON AND WIFE, WILLA P. SARDON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD BREWER, A MARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Gary R. Cummings, September 12, 1970, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, said point being 1405 feet more or less from the center ine of Stewarts Ferry Pike; thence with the easterly margin of New Hope Road; north 3' 14' 20' East 50.00 feet to an iron pin; thence leaving the easterly margin of New Hope Road South 7' 13'00" East 873.05 feet to an iron pin; thence South 54' 39' 29" East 020.01 feet to an iron pin in the westerly margin of Smotherman's Lane (a private driveway); thence South 4' 06'24" West 201.00 feet to an iron pin; thence northeast corner of an 11.22 acre tract owned by Robert D. Moles by deed fo record in Book 5072, Page 16, Register's Office for Davidson County, Tennessee; thence running with said Moles north line North 86 deg. 25' 47" West 824.42 feet to an iron pin; thence North 3' 14' 26" East 236.62 feet to an iron pin; thence North 87' 13' 00" West 873.05 feet to the point of beginning and containing 6.20 acres, more or less.

Being the same property conveyed to Gene A. Sardon and wife, Willa P. Sardon, by deed from Kenneth G. Nix and Kelly S. Stewart, dated November 13, 2000, of record in Instr.#: 20001114-0112679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4118 Smotherman Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (Cty 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/our hand(s) this 29th day of June, 2004.

Gene a. Sardon
Gene A.Sardon

Willa P Sardon
Willa P. Sardon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Gene A.Sardon and wife, Willa P. Sardon, 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 at Nashville, Tennessee, this 29th day of June, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 29th day of June, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800