Davidson County DEEDWARR
Recvd: 07/20/04 09:35 3pgs
Fees:18.00 Taxes:77.70

20040720-0086254

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jackson Alan Fuller, et ux 1636 Union Hill Rd. Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 308

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KENNETH S. EIDSON, joined by his wife, MARY A. EIDSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JACKSON ALAN FULLER and wife, PATRICIA A. FULLER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988 and further revised on December 21, 1988, by Rag G. Cole, Registered Land Surveyor, Number 924, Job No. 88-210, and further identified as Tract 4 on the survey of the Jim Sisco property, said property being more particularly and specifically described as follows, to-wit:

TRACT 4: BEGINNING at an iron pin set in the southerly line of Charles D. Spurlock, the most northwest corner of Tract 3 this survey, and being the most northeast corner of the tract described herein; thence, with the line of said Tract 3, S 10 deg. 43 min. 30 sec. W passing an iron pin set in the center of a private Road at 207.07 feet and in all a total of 519.17 feet to an iron pin set; thence, S 89 deg. 39 min. 46 sec. W 117.64 feet to an existing iron pin; thence, S 70 deg. 41 min. 13 sec. W 64.72 feet to an existing iron pin; thence S 66 deg. 27 min. 22 sec. W 151.31 feet to an existing iron pin; thence S 68 deg. 21 min. 34 sec. W 85.45 feet to an existing iron pin; thence, S 59 deg. 54 min. 06 sec. W 7.49 feet to an iron pin set, said point being the most southeast corner of Tract 5 this survey; thence, with the line of said Tract 5 N 08 deg. 57 min. 31 sec. E passing an iron pin set in the center of a private Road 490.58 feet and in all a total of 653.71 feet to an iron pin set, the most northeast corner of said Tract 5 and being in the southerly line of said Charles D. Spurlock; thence, with the line of said Spurlock, S 83 deg. 56 min. 59 sec. E 134.96 feet to an iron pin set, corner to said Spurlock; thence, continuing with the line of said Spurlock S 89 deg. 12 min. 59 sec. E 263.97 feet to the beginning, containing 5.00 acres more or less.

BEING the same property conveyed to Kenneth S. Eidson by deed from Jim Sisco, joined by his wife, Charlene R. Sisco, of record in Book 7745, page 978, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located at 5922 Lickton Pike, Goodlettsville, TN 37072.

EASEMENTS: The above described property is subject to and GRANTEES will receive the benefit from easements as set forth and described in the Warranty Deed of record in Book 7745, page 978, said Register's Office, and Agreement for Roadways and Easements of record in Book 7746, page 9, said Register's Office.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants as set forth and described in the Warranty Deed of record in Book 7745, page 978, said Register's Office.

3. Subject to the terms, provisions and conditions as set forth and described in the Agreement for Roadways and Easements of record in Book 7746, page 9, said Register's Office.

4. Subject to easements as set forth and described in the Warranty Deed of record in Book 7745, page 978, said Register's Office.

5. Subject to any and all matters as they may appear on the survey dated November 8, 1988, revised on December 9, 1988 and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924.

And, we, the GRANTORS, 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.

JOINDER OF SPOUSE: MARY A. EIDSON, wife of KENNETH S. EIDSON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Kenneth S. Eidson
KENNETH S. EIDSON

Mary A. Eidson
MARY A. EIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH S. EIDSON and wife, MARY A. EIDSON, 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, at office, this the 15th day of July, 2004.

PAISY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of July, 2004.

NOTARY PUBLIC

PAISY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005