WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT J. WORKMAN	SAME	48-0-50
(NAME)	(NAME)	
3714 CENTRAL AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(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, **RICKY L. HUDSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. WORKMAN, A MARRIED MAN, 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"

BEING THE SAME PROPERTY CONVEYED TO RICKY L. HUDSON BY DEED FROM MARLEA M. WILSON OF RECORD IN INSTRUMENT NO. 200006200061390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 4762 EATONS CREEK ROAD, NASHVILLE, TN 37218

(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 29th day of July, 2004.

Davidson County DEEDWARR
Recvd: 07/29/04 15:23 2pgs
Fees:13.00 Taxes:259.00
20040729-0091083

RICKY L. HUDSON

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 RICKY L. HUDSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 29th day of July, 2004.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

EXHIBIT "A"

Being the same property conveyed to the grantor(s) by deed of record in Instrument #200006200061390, Register's Office, Davidson County, Tennessee.

BEING A TRACT OF LAND, LYING IN THE 1 ST COUCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PARCEL 50 OF TAX MAP 48, THE SAID TRACT BEING RECORD IN BOOK 1427, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A IRON PIN SET IN THE EASTERLY RIGHT OF WAY LINE OF EATONS CREEK ROAD. THE SAID PIN BEING THE NORTHWEST CORNER OF THE WAYNE J. AND SHEILA A. HAYES PROPERTY. AS OF RECORD IN BOOK 9568, PAGE 237, R.O.D.C., TN.

THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 23 DEG. 47 MIN 25 SEC WEST, 97.58 FEET TO AN IRON PIN SET:

THENCE, CONTINUING WITH THE SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 975 FEET, A CHORD DISTANCE OF 104.79 FEET, A CHORD BEARING OF NORTH 20 DEG 42 MIN 35 SEC WEST, A DELTA ANGLE OF 06 DEG 09 MIN 39 SEC, FOR AN ARC LENGTH OF 104.84 FEET TO AN IRON PIN SET, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE WARREN L. BOLIN, SR., ETUX PROPERTY, AS OF RECORD IN BOOK 4291, PAGE 845, R.O.D.C., TN,:

THENCE, WITH THE SAID BOLIN PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 83 DEG 48 MIN 50 SEC EAST, 102.10 FEET TO A POINT; THENCE, SOUTH 82 DEG 07 MIN 49 SEC EAST, 160.50 FEET TO A POINT, THENCE, SOUTH 81 DEG 26 MIN 52 SEC EAST, 552.63 FEET TO A FENCE CORNER POST. PASSING AN IRON PIN, THE SAID PIN BEING A CORNER COMMON WITH THE JOHN I. TUCKER, ETUX PROPERTY, AS OF RECORD IN BOOK 10790, PAGE 677, R.O.D.C., TN.:

THENCE, WITH THE SAID TUCKER PROPERTY, SOUTH 37 DEG 32 MIN 25 SEC EAST, 13.28 FEET TO A FENCE CORNER POST, THE SAID POST BEING A CORNER COMMON WITH THE EARL C., JR. AND ETHEL RUTH DOWNEY, TRS PROPERTY, AS OF RECORD IN BOOK 10199, PAGE 354, R.O.D.C. TN.:

THENCE, WITH THE SAID DOWNEY PROPERTY, SOUTH 12 DEG 20 MIN 22 SEC EAST, 148.01 FEET TO AN IRON PIN FOUND, THE SAID PIN BEING THE NORTHEAST CORNER OF THE SAID HAYES PROPERTY:

THENCE, WITH THE SAID HAYES PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 83 DEG 31 MIN 09 SEC WEST, 153.67 FEET TO A POINT; THENCE, SOUTH02 DEG 03 MIN 01 SEC WEST, 52.41 FEET TO A POINT; THENCE, NORTH 75 DEG 03 MIN 14 SEC WEST, 137.61 FEET TO A POINT; THENCE, NORTH 77 DEG 39 MIN 30 SEC WEST, 124.29 TO A POINT; THENCE NORTH 76 DEG. 20 MIN. 26 SEC. WEST, 74.82 FEET TO A POINT; THENCE, NORTH 81 DEG. 08 MIN 29 SEC WEST, 46.71 FEET TO A POINT; THENCE, SOUTH 86 DEG 34 MIN 56 SEC WEST, 105.90 FEET TO A POINT; THENCE, SOUTH 85 DEG 26 MIN 25 SEC WEST, 87.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 123,979 SQUARE FEET, OR 2.846 ACRES, MORE OR LESS.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.