WARRANTY DEED

HANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Haney	**Jim Haney**	**47-0-132**
(NAME) **5733 Old Hickory Blvd (18.50 acres), Nashville, TN 37218**	(NAME) P.O. Box 50637	
(ADDRESS) **Nashville, TN 37218**	(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, **CHARLES WATSON CROSS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM HANEY AND ANN COLLETT,** 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:

LAND in Davidson County, Tennessee, being described according to a survey by Bruce Rainey and Associates, Registered Surveyor #873, TN Job #970205, dated December 3, 1997.

Beginning at an iron pin set on the northwesterly margin of Old Hickory Boulevard, said point of beginning being the northeasterly corner of this tract and the southeasterly corner of the Robert L. McKeown land of record in Deed Book 8402, page 825, R.O.D.C., Tennessee; thence with the westerly margin of the said Old Hickory Boulevard the following four calls: S. 16 deg 16'09" W 45.36 feet to an iron pin, thence, S 12 deg 12' 30" W 232.98 feet to an iron pin, S 07 deg 46' 02" W 65.78 feet to an iron pin, thence S 01 deg 57' 11" 131.15 feet to a pin, the above calls are 30 feet from and parallel to the centerline of said Old Hickory Bouldvard; thence said Boulevard and with the northerly line of a 11.629 acre tract owned by Joseph B. Ingle and wife, Rebecca J. Ingle, of record in Deed Book 8233, page 443, R.O.D.C., Tennessee, N 51 deg 06' 22" w 271.09 Feet to an iron pin, thence N 75 deg 19' 10" W 1355.87 feet to an iron pin, thence leaving said line and with the line of Scottsboro Properties' land of record in Deed Book 7232, page 747, R.O.D.C., Tennessee N 02 deg 00' 48" E 724.40 feet to an iron pin. Thence leaving said line and with the line of aforesaid Robert L. McKeown land of record in Deed Book 8402, page 825, R.O.D.C., Tennessee S 60 deg 41' 47" E 1360.76 feet to an iron pin, thence S 74 deg 52' 43" E 399.69 feet to the point of beginning, containing 18.53 acres more or less.

Included in this conveyance is a 20 foot ingress and egress easement to the land of McKeown of record in Deed Book 8402, page 825, R.O.D.C., Tennessee. The point of beginning being 110 feet northwesterly of the southeasterly corner of this tract of land. Also included from the same point of beginning is a 10 foot water service line easement across the pasture the centerline of which is on a bearing of approximately N 02 deg 00' 00" W and then following the curve of the road easement until reaching the lands of McKeown.

To assure access along the existing driveway through the land of Joseph B. and Rebecca J. Ingle, and access for water line, conveyed herein also are all easements previously reserved by the Grantors herein from their conveyance to Joseph B. Ingle and wife, Rebecca J. Ingle, of record in Deed Book 8233, page 443, R.O.D.C., Tennessee, (and not previously conveyed to the above Robert L. McKeown,) being a 20 foot joint use ingress and egress easement and a 10 foot water service line easement running through other lands owned by Turner in the green field in Deed Book 5879, page 698, R.O.D.C., Tennessee, and in the conveyance from Edna O. and Claude G. Black to Grantors in Book 5721, page 518, R.O.D.C., Tennessee; (south of the property previously conveyed to the said Joseph B. and Rebecca J. Ingle) northerly, to a point in the southerly line of the above described Ingle tract with easement generally begins on the westerly margin of Old Hickory Boulevard 343.25 feet southeasterly from the southeastern corner of the Ingle tract and runs in a northwest direction to a point in the southerly margin of the Ingle tract, 65 feet more or less west of the northeast corner of the said Ingle tract and the westerly margin of Old Hickory Boulevard.

Being the same property conveyed to Charles Watson Cross by deed from Larry B. Turner and wife, Mildred Turner of record in Instrument No. 20040816 0099048 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

Davidson County DEEDWARR
Recvd: 08/16/04 15:07 2pgs
Fees:13.00 Taxes:296.00

20040816-0099050

unimproved ☒

This is improved ☐ property, known as **5733 Old Hickory Blvd., 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 11 day of August, 2004.

Charles W. Cross

Charles W. Cross
By: Robert L. McKeown, his Attorney in Fact

~~by Robert L McKeown,~~
~~his attorney-in-fact~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. MeKeown with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Attorney in Fact for the within named Charles W. Cross and being authorized to act on behalf of said personas, he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of August, 2004

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public