WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/04 16:08 2pgs
Fees:13.00 Taxes:275.65
20040816-0099052

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY Commission Expires MAY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(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-O-150**
(NAME) **Old Hickory Blvd**	(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, **Robert L. McKeown and Nancy C. Hawley, unmarried persons**, 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 and being described according to a survey by Larry K. Broum, Surveyor #1195, dated November 6, 1989, as follows:

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 Leonard Metzgar land of record in Deed Book 6876, page 480, Register's Office for said County; thence with the westerly margin of said Old Hickory Boulevard the following four calls; S 54 deg. 26' 18" W 331.15 feet to an iron pin set by others; thence S 37 deg. 33' 48" W 164.72 feet to an iron pin set by others; thence S 26 deg. 20' 59" W 189.18 feet to an iron pin set by others; thence S 16 deg. 09" W 125.00 feet to an iron pin, the above calls being 30 feet from and parallel to the centerline of Old Hickory Boulevard; thence leaving the margin of Old Hickory Boulevard and severing the Larry B. Turner and wife, Mildred Turner, property (of which this is a part) N 74 deg. 54' 19" W 400.00 feet to an iron pin; thence N 60 deg. 42' 06" W 1360.00 feet to an iron pin; thence leaving said line and with the line of Scottsboro Properties' land of record in Deed Book 7237, page 747, said Register's Office, N 02 deg. 00' 48" E 90.18 feet to an iron pin set by others; thence leaving Scottsboro Properties' line S 82 deg. 54' 50" E 288.16 feet to an iron pin set by others; thence S 83 deg. 11' 25" E 804.83 feet to an iron pin set by others; thence continuing on the same bearing S 83 deg. 11' 25" E 979.66 feet to the point of beginning containing 18.00 acres more or less.

Included in this conveyance is a 20 foot joint use ingress and egress easement through the other lands of Turner to the south. The point of beginning of said easement being approximately 77.73 feet northwest of the southeasterly corner of Turner's south tract. This easement generally parallels the easterly margin of the pastures across Turner's lands. Included with the above described ingress and egress easement is a water service line easement until it reaches the northerly line of Turner's 9.88 acre tract being of record in Deed Book 5721, page 518, said Register's Office. From that point a 10 feet wide water service line easement across the pasture of Turner's land, the centerline of which is one a bearing of approximately N 02 deg. 00' 00" W until it reaches the above described tract of land.

BEING the same property conveyed to Robert L. McKeown and Nancy C. Hawley, unmarried persons, as joint tenants with right of survivorship by deed from Gordon A. Gregory and wife, Virgina L. Gregory of record in Book 8402, page 825, Register's Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as Old Hickory Boulevard, 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 our hands this 11 day of August, 2004.

Robert L. McKeown

Nancy C. Hawley

Robert L. McKeown

Nancy C. Hawley
by Robert L. McKeown, her attorney-in-fact

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 Robert L. McKeown, the bargainor, 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 11 day of August, 2004

Commission expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

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. McKeown with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Nancy C. Hawley and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

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

My Commission Expires: 7/21/2007

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007