File #200480149

Davidson County DEEDWARR
Recvd: 08/25/04 10:57 2pgs
Fees:13.00 Taxes:332.63

20040825-0102736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00.

JoAnne Sage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004.

Kimberly A. Bagg
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JoAnne Sage, Brandon Beck and wife, Courtney Beck	America's Wholesale Lender	Map: 45-3.00
(NAME) 5208 Little Marrowbone Road	(NAME) P. O. Box 10212	Parcel:
(ADDRESS) Ashland City TN 37015	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **EDGAR MERRITT AND WIFE, LATHEA J. MERRITT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOANNE SAGE,* BRANDON BECK AND WIFE, COURTNEY BECK**, 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:

* , an unmarried woman,

Land situated in Davidson County, Tennessee and being more particularly described as follows;

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows: to wit:

Beginning at a rock on the South side of Little Marrowbone Road, in the Leslie line; thence with said road as follows: South 50 deg. West 25 poles; South 25 deg. West 15 poles; South 30 deg. West 20 poles; South 56 deg. West 35 poles; South 51 deg. West 20 poles; South 35 deg. West 22 poles to a point in the center of said road; thence North 39 deg. West 11 poles; thence North 1 deg. West 14 poles; thence North 18 deg. East 10 poles; thence North 27 deg. East 39 poles; thence North 63 deg. East 24 poles; thence North 74 deg. East 24 poles; thence North 78 deg. East 32 poles to a rock, the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, which was conveyed to Edgar Merritt and wife, Fredia Merritt by Deed of record in Book 4344, Page 481, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the center of Little Marrowbone Road; thence, with the center of said road as follows: South 54 deg. West 85 feet and South 35 deg. 30' West 363 feet; thence, leaving the said road, North 39 deg. West, 181.5 feet; thence North 1 deg. West 231 feet; thence North 18 deg. East 165 feet; thence North 27 deg. East 151.5 feet; thence a new line, South 41 deg. East 422.4 feet to the point of beginning, containing 3.25 acres, according to survey of Cummings Surveying Company, dated June 18, 1969.

Being part of the same property conveyed to J. C. Merritt and wife, Mary Elizabeth Merritt of record in Book 2034, Page 281, Register's Office for Davidson County, Tennessee. The said J. C. Merritt died on November 20, 2001 leaving Mary Elizabeth Merritt the sole surviving tenants by the entirety. By Order of the Probate Court for Davidson County, Tennessee, File No. 02P-320, Guardianship and Trusts Corporation was appointed Conservator for Mary E. Merritt and, by further Order, said Conservator was directed to sell subject property. By Warranty Deed of record in Instrument Number 20031114-0166598, Register's Office for Davidson County, Tennessee, said property was conveyed by Mary E. Merritt, unmarried, by The Guardianship and Trusts Corporation as Conservator, to Edgar Merritt and wife, Lathea J. Merritt.

This conveyance is subject to the following:
Right-of-Way Easement Agreement to Tennessee Gas Transmission Company of record in Book 2275, Page 153; any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5208 Little Marrowbone Road, Ashland City, TN 37015
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 20th day of August, 2004.

Edgar Merritt

Edgar Merritt

Lathea J. Merritt

Lathea J. Merritt

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Edgar Merritt and wife, Lathea J. Merritt who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2004.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066