Bc+ 24B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/04 13:45 3pgs
Fees:18.00 Taxes:1010.10

20040825-0102911

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2004

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa M. Eads (NAME) | NEW OWNERS (NAME) | MAP 149 |
| 105 Windchase Run (ADDRESS) | (ADDRESS) | PARCEL 208 |
| Hermitage, TN 37076 (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, Phillip H. Prince

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa M. Eads and husband, William J. Eads, Jr.

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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey prepared by C. Michael Moran, RLS #970, dated July 20, 1998, 535 Benzing Road, Antioch, TN 37013, as follows:

Beginning at an iron rod in the westerly margin Rural Hill Road, the corner of Lisa M. Eads and husband, William J. Eads, of record in Instr. No. 20021120-0144473, RODC, TN, N 85 deg 49' 22" W, 734.47 feet to an existing iron rod; thence S 3 deg 10' 43" W, 174.90 feet to an existing iron rod, and continuing on the same line, S 3 deg. 13' 25" W, 174.42 to an existing iron rod; thence N 86 deg. 35' 21" W, 287.55 feet to an existing iron rod; thence N 3 deg. 50' 55" E, 839.35 feet to an existing iron rod; thence S 86 deg. 01' 35" E, 929.12 feet to a new iron rod; thence with a new line as follows: S 11 deg. 04' 07" E, 35.82 feet, S 78 deg. 55' 53" W, 2.50 feet, S 22 deg. 34' 02" E, 100.37 feet, thence N 78 deg. 18' 52" E, 2.50 feet, thence with a curve to the right S 15 deg. 05' 57" E, a chord of 64.66' tangent of 32.39' radius of 543.00 and length of 64.70, thence with a curve to the right S 5 deg. 07' 14" E, a chord of 124.74' a tangent of 62.78' a radius of 545.50 and length of 125.01 feet, N 88 deg. 33' 19" W, 8.00 feet, thence with curve to the right, S 3 deg 19' 32" W, a chord of 35.29' a tangent of 17.65' a radius of 537.50' and a length of 32.29 feet, S 84 deg. 47' 37" E, 8.00 feet; thence S 5 deg. 12' 23" W, 31.77 feet to the point of beginning, containing 13.46 acres, more or less.

CONTINUED

unimproved ( X )
This is improved ( ) property, known as 1721 Rural Hill Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

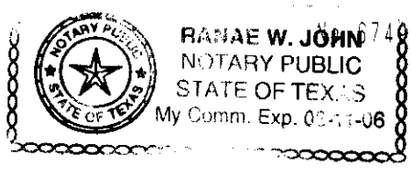
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 18th day of August 2004

Phillip H. Prince

Phillip H. Prince

RANAE W. JOHN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-11-06






STATE OF Texas
COUNTY OF Cooke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip H. Prince

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 ____, this 18 day of August 2004

Commission expires 3-11-2006

Ranae W. John
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____.

My commission expires ____

____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the part of the same property conveyed to Burrell J. Prince and wife, Hazel D. Prince by deed from H. Phillp Prince and wife, Andrea O. Prince of record in Book 6001, Page 343, Register's Office, Davidson County, Tennessee. Further conveyed to Phillip H. Prince by Quitclaim Deed of record in Instr. No. 20000913-0090722, said Register's Office.

This conveyance is subject to 2004 taxes, prorated and assumed by the Grantees, which may be subject to rollback tax, if not reapplied for; Greenbelt Application of record in Book 11436, page 341; Sanitary Sewers and/or Strom Drainage Easements of record in Book 7453, page 448, and Book 7915, page 536; Easement granted to the Department of Public Works, The Metropolitna Government of Nashville and Davidson County, Tennessee, of record in Book 9902, page 933 and Book 9902, page 939, said Register's Office; subject to the rights of the public to access the old cemetery located at the rear of the property.