STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

30th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES 9/3/06

Davidson County DEEDWARR
Recvd: 10/07/04 12:30 2pgs
Fees:13.00 Taxes:222.00

20041007-0121249

File No. G4-2527D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joni Lea Stewart (NAME)	CASH (NAME)	23-114 (5.07)
5122 Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	5124 Lickton Pike (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	Goodlettsville TN 37072 (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, WE, James Albert Mayberry, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joni Lea Stewart, 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:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin in the northerly margin of Lickton Pike, a corner to the property of Robert W. Means; thence leaving said margin of Lickton Pike, with the line of Means, and continuing with the lines of Charles Ray Owens and Charles Raymond Hall. North 34 degrees 58 minutes 45 seconds West 1149.27 feet to an iron pin in the line of the property of M.E. Link; thence with the line of Link, North 18 degrees 48 minutes 52 seconds East 196.02 feet to an iron pin; thence North 78 degrees 13 minutes 01 seconds East 95.00 feet to an iron pin, a corner to the property conveyed to William A. Stapp, et ux, of record in Deed Book 4922, page 383, Register's Office for Davidson County, Tennessee, thence with the line of Stapp, South 36 degrees 33 minutes 50 seconds east 685.04 feet to an iron pin; thence South 16 degrees 06 minutes 02 seconds West 53.59 feet to an iron pin; thence with the rear line of Lot 2 on the Plan of Dorothy M. Haverly property, of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, South 17 degrees 14 minutes 09 seconds West 218.57 feet to an iron pin; thence continuing with the line of said Lot 2 on the Plan of Dorothy M. Haverly property, South 34 degrees 58 minutes 45 seconds East 375.67 feet to a concrete monument in the northerly margin of Lickton Pike; thence with said margin of said Pike, South 55 degrees 28 minutes 57 seconds West 50.00 feet to the point of beginning.

Being the same property conveyed to James Albert Mayberry, unmarried , by Deed of Record as Instrument No.200406090068382, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 5122 Lickton Pike, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 30th day of September, 2004.

James Albert Mayberry _____

James Albert Mayberry

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 James Albert Mayberry, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of September, 2004.

Commission expires 9/3/06

_____

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who furtheracknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, theconstituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2004.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2004.

My Commission Expires:_____ _____

Notary Public
