Davidson County DEEDWARR
Recvd: 10/25/04 16:03 2pgs
Fees:13.00 Taxes:2701.00
20041025-0128303

Name and Address of New Owner:

J.D. Souther
6720 Burkitt Road
Antioch TN 37013

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste. 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $730,000.00

Map & Parcel No.
187/4.00

Affiant
Subscribed and sworn to before me on October 20, 2004.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Donna J. Lewis, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto J.D. Souther (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract of land in the 2nd Civil District, Davidson County, Tennessee described as follows according to survey of MEC, INC. (James R. Stinson RLS #1621) dated January 19, 1995.

BEGINNING at a metal fence post in the northerly margin of Burkett Road, corner to property of Michael P. Thomas (Book 6856, page 416, Register's Office for Davidson County, Tennessee); Thence with the northerly margin of Burkett Road N 86 degrees 51' 53" W 362.95 feet to an iron rod corner to Tract 1 of the above referenced survey; Thence N 03 degrees 08' 07" E 786.66 feet to an iron rod in the line of Charles W. Fann (Book 6436, page 457 Register's Office for Davidson County, Tennessee); Thence with Fann's line S 87 degrees 23' 25" E 197.12 feet to an iron rod; Thence continuing with Fann's line S 87 degrees 42' 18" E 352.13 feet to an iron rod in line of Billy R. Overstreet, et. ux (Book 5160, page 694, Register's Office for Davidson County, Tennessee); Thence with Overstreet's line S 03 degrees 04' 00" W 360.51 feet to a metal fence post corner to property of Michael P. Thomas (Book 6856, page 416, Register's Office for Davidson County, Tennessee); Thence with Thomas' line N 86 degrees 29' 09" W 186.68 feet to an iron rod; Thence continuing with the line of Thomas S 03 degrees 16' 06" W 434.36 feet to the point of beginning.

Being the same property conveyed to Donna J. Lewis by virtue of a Quitclaim Deed dated December 14, 1998, from Emmett N. Gilliam, of record in Book 11273, page 661, re-recorded as Instrument No. 20021203-0148467, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 6720 Burkitt Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on October 20, 2004.

Donna J. Lewis

Donna J. Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Donna J. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of October, 2004.

Notary Public

My Commission Expires:

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN