3rB
THWB

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda B. Rector 621 Menees Lane Madison, TN 37115	Same	Map: 63 Parcel: 80
This Instrument Prepared by: Thrailkill, Harris, Wood & Boswell, PLC (SKW) PO Box 2408, Brentwood, Tennessee 37024-2408		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, John William Menees and Nancy Ray Menees, Trustees of The Menees Family Trust dated May 9, 2000, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Brenda B. Rector ("Grantee"), her heirs, successors, and assigns, all of Grantors' interest in and to certain land in Davidson County, Tennessee, (the "Property"), described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her successors and assigns, forever.

Grantors do hereby covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, except for those encumbrances listed on Exhibit B attached hereto and incorporated herein by reference; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said Property to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Executed this 4 day of NOV, 2004.

John William Menees
John William Menees, Trustee

Nancy Ray Menees
Nancy Ray Menees, Trustee

Davidson County DEEDWARR
Recvd: 11/09/04 12:05 6pgs
Fees:33.00 Taxes:222.00
20041109-0135050

33548.1 | 000602 | 8/25/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $60,000.

Affiant

Subscribed and sworn to before me, this 4 day of NOV, 2004.

Notary Public
My Commission Expires:

JOYCE McMACKINS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY
My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joyce McMackins, Notary Public, John William Menees, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of NOV 2004.

Notary Public
My Commission Expires:

JOYCE McMACKINS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY
My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joyce McMackins, Notary Public, Nancy Ray Menees, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of NOV 2004.

Notary Public
My Commission Expires:

JOYCE McMACKINS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY
My Commission Expires NOV 26, 2005

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $60,000.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2004.

Notary Public
My Commission Expires:

STEVEN K. WOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 28, 2007

EXHIBIT A - DESCRIPTION OF PROPERTY

Being a tract of land in the 9th Councilmanic District of Davidson County, Tennessee, in a portion of the property conveyed to John W. and Nancy Ray Menees, Trustees, in IN2000518049864 RODCT, more accurately described according to a survey dated March 18, 2004 by Tommy E. Walker, R.L.S. 1465 as follows:

Beginning with an iron pin at the corner of Neely's Bend Road and Menees Lane thence with the margin of said Menees Lane S-89°23'01" - E to an iron pin, said pin being the northwest corner of Rector (IN2000412036822) and said Menees; thence with the same S-89°03'02" - E 290.63 feet to an iron pin in the southerly margin of Menees Lane, said pin being the northeast corner of said Rector and a common corner to said Menees; thence with said margin S-89°32'08" - E 109.93 feet to an iron pin; thence now leaving said margin with a new line S-03°29'59" - W 216.82 feet to an iron pin; thence S-89°47'35" - W 627.53 feet to an iron pin in the easterly margin of Neely's Bend Road; thence with the same N-11°59'24" - W 232.57 feet to an iron pin at the corner of said road and Menees Lane, the point of beginning.

Included within said description but excluded from the conveyance is certain property owned by said Rector, described as follows:

Tract I:

Beginning at an iron peg in the John William Menees line and the right of way of Menees Road, at a point 296.5 feet East of Neely's Bend Road; thence South 1 deg. 00 min. West 210 feet to an iron peg; thence South 89 deg. 00 min. East 204 ft. to an iron peg, thence North 3 deg. 15 min. East 210.2 feet to an iron peg in right of way of Menees Road; thence with the right of way of Menees Road; North 89 deg. West 212.2 ft. to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Dallas E. Rector and wife, Brenda B. Rector, by deed from John W. Menees and wife, Nancy Ray Menees, of record in Book 5119, page 162, Register's Office for Davidson County, Tennessee.

Tract II:

Beginning at an iron peg in the Dallas E. Rector line and the south right of way of Menees Road, at a point 508.7 feet East of Neely's Bend Road; thence running with the property line South 3 deg. 15 min. West 210.2 feet to an iron peg; thence South 89 deg. 00 min. East 75 feet to an iron peg; thence North 3 deg. 15 min. East 210.2 feet to an iron peg in the South right of way of Menees Road; thence along the South right of way of Menees Road North 89 degrees 00 min. West 75 feet to the point of beginning, containing 0.36 acres, more or less.

Being the same property conveyed to Dallas E. Rector and wife, Brenda B. Rector, by deed from Bertha W. Menees, Judith Ann Menees, and John W. Menees of record in Book 5460, page 971, said Register's Office.

EXHIBIT B - ENCUMBRANCES

1. Davidson County taxes for 2004, a lien, but not yet due and payable.