WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/04 14:16 3pgs
Fees:13.00 Taxes:210.90

20041116-0137616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn McCraney (NAME)	Same As New Owner (NAME)	MAP 025-000
529 Natalie Drive (ADDRESS)	(ADDRESS)	PARCEL 134.00
Goodlettsville, TN 37072 (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, Philip M. Winfrey and Kathleen Winfrey, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn McCraney

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 located in the 10th Civil District of Davidson County, Tennessee, described as Tract IV on the Plat marked Exhibit A, of record in Book 5043, page 713, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of Dry Creek Road, which pin is located at the southeast corner of the access portion of Tract IV as shown on the plat previously mentioned, and marked Exhibit A, said point being also the boundary line between said access from Dry Creek Road to Tract IV and the northwesterly boundary line of said Tract I mentioned on said survey, marked Exhibit A; thence running along said access to Tract IV, North 32 deg. 02' 06" east 1014.85 feet to an iron pin, which point is the northwest corner of Tract I and is in the northerly boundary line of Tract I; thence South 52 deg. 53' 15" east, along said boundary line between Tract I and Tract IV, 295.25 feet to an iron pin in the boundary line of said Tract IV and the Tom Lee Reding property; thence along a fence, being the boundary line of said Reding property and said Tract IV, North 3 deg. 30' east, along said fence row and said boundary line, a distance of 338.69 feet to an iron pin; thence South 85 deg. east, along a fence row, being the boundary line between said part of Tract IV and said Tom Lee Reding, a distance of 152.45 feet to an iron pin; thence North 31 deg. 30' west, along a fence row, which is the boundary line

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 4, Dry Creek Road, Goodlettsville, TN 37072
(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 our hand s this 5th day of November, 2004

Philip M Winfrey
Philip M. Winfrey

Kathleen Winfrey
Kathleen Winfrey

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 Philip M. Winfrey and Kathleen Winfrey, Husband and Wife

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of November, 2004.

Commission expires 9-22-2007

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

between Tract IV and the land of E.C. Pemerton, 177.0 feet to an iron pin; thence continuing along said boundary line, which is fenced, North 35 deg. 45' west 423.0 feet to an iron pin; thence continuing on along said boundary line and with said fence, North 30 deg. west 185.0 feet to an iron pin in said boundary line; thence North 61 deg. 30' west along said boundary line, 243.0 feet to an iron pin; thence along a fence and boundary, and being the boundary line of that portion of Tract IV, South 1 deg. 45' west 409.0 feet to an iron pin; thence along said boundary line fence, which is the boundary line of Tract IV and the property of E.M. Kemper, South 84 deg. 44' west 376.33 feet to an iron pin, which said iron pin is in the boundary line corner of Tract III; thence South 52 deg. 53' 15" east, along the boundary line of said Tract III and said Tract IV, a distance of 327.0 feet to an iron pin, said iron pin being at the corner of the boundary lines of said Tract III and Tract II on said plat, heretofore mentioned; thence South 52 deg. 53' 15" east along the boundary line of Tract II and Tract IV, herein described 408.07 feet to an iron pin, which is in the boundary in the westerly boundary line of the said access tract to Tract IV, heretofore mentioned; thence south 32 deg. 02' 06" west along the northwesterly boundary line of said Tract IV access, as shown on said Exhibit "A", 1013.27 feet to an iron pin in the northerly margin of Dry Creek Road; thence in an easterly direction along the northerly margin of said Road, 50.02 feet to the point of beginning, containing in all, including access area, 11.13 acres, more or less.

BEING a part of the same property conveyed to Philip M. Winfrey and wife, Kathleen Winfrey, by Quitclaim Deed of record in Book 5043, page 708, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO Lula Faye Winfrey Shoemake by Quitclaim Deed of record in Book 8908, page 950, Register's Office for Davidson County, Tennessee, and described as follows, to wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being a strip of land 50 feet wide containing 1.17 acres, more or less; and BEGINNING at an iron pin in the northerly right-of-way (R\W) of Dry Creek Road (25 feet from the centerline) said iron pin marking the southeast corner of the herein described tract and being in the westerly boundary line of property owned by L.S. Williams, et ux, Rosalyn of record in Deed Book 5042, page 964, (RODCTN); thence, with the northerly R\W of Dry Creek Road along a curve concave to the North having a radius of 962.00 feet an arc distance of 50.60 feet through a central angle of 03 degrees 00 minutes and 49 seconds to an iron pin thence; with the easterly boundary line of property owned by Lula Faye Winfrey Shoemake, et vir, James E. Shoemake of record in Deed Book 5043, page 703 (RODCT) north 36 degrees 19 minutes 39 seconds East 1014.99 feet to an iron pin; thence, with the southerly boundary line of property owned by Phillip M. Winfrey, et ux, Kathleen of record in Deed Book 5043, page 708 (RODCT) South 49 degrees 13 minutes 03 seconds East 50.15 feet to an iron pin; thence, with the westerly boundary line of the above mentioned Williams property South 36 degrees 19 minutes 39 seconds West 1018.83 feet to the beginning, containing 1.17 acres, more or less.

This conveyance is subject to taxes for the year 2004, and subsequent years, and restrictive covenants of record.