Davidson County DEEDWARR
Recvd: 11/29/04 14:23 3pgs
Fees:18.00 Taxes:284.90

20041129-0141594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3508

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Judy Gail McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF November, 2004.

Janis L. Durbe
Notary Public

MY COMMISSION EXPIRES: 4/10/2006

JANIS L. DURBE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Gail McDonald	Premier Bank of Brentwood	48
(NAME)	(NAME)	
112 Rose Street	5217 Maryland Way	26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Greenbrier, TN 37073	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(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, Annie B. Seay, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy Gail McDonald and Linda A. Hughes, both unmarried

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:**

See exhibit A attached hereto and made a part hereof.

This is improved property known as 4866 Clarksville Pike, Whites Creek, TN 37189

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 her hand this 23rd day of November, 2004.

Annie B. Seay
Annie B. Seay

04-3508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Annie B. Seay the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 23rd day of November, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Annie B. Seay

the bargainor____, 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 Goodlettsville, Tennessee, this 23rd day of November, 2004.

My commission expires 4/10/2006

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public Janis L. Duree

File No.: 04-3508

ATTACHMENT

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway (State Route 312); said point being the southwest corner of the property conveyed to J. D. Durard, et ux, by deed from R. Thomas Lowery and wife, Dorothy Lowery, of record in Book 2691, page 325, Register's Office for said County; thence with the easterly margin of Clarksville Highway, South 55 degrees East 100.00 feet to an iron pin at the northwest corner of the property conveyed to L. E. Hardison, et ux, by deed from Loftin Nokes and wife, Bessie Nokes of record in Book 3102, page 148, Register's Office for said County; thence with Nokes' northerly boundary, North 35 degrees East 400.00 feet to an iron pin in the westerly boundary of the property conveyed to William H. Thompson, Jr. by deed from W. H. Thompson and wife, Odie H. Thompson, of record in Book 3532, page 126, said Register's Office; thence with Thompson's westerly boundary, North 55 degrees West 100.00 feet to an iron pin at Durard's southeast corner; thence with Durard's southerly boundary, South 35 degrees West 400.00 feet to the point of beginning.

BEING the same property conveyed to Annie B. Seay by deed from Isham A. Harris, III, filed of record in Book 10569, page 85, Register's Office for Davidson County, Tennessee.