WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$42,000.00**

Martha E. Tolbert
Affiant

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Tolbert	**SAME AS NEW OWNER**	032-00-0-154.00
(NAME)	(NAME)	
2315 Ingram Rd		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **JASON L. TOLBERT, and wife, DEBBIE F. TOLBERT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. TOLBERT, and wife, MARTHA E. TOLBERT**, 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 ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 12/02/04 10:39 3pgs
Fees:18.00 Taxes:155.40
20041202-0143529

unimproved ☒

This is improved ☐ property, known as **Ingram Road, Whites Creek, TN 37189**
(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 hands this 24th day of November, 2004.

Jason L. Tolbert

Debbie F. Tolbert

EXHIBIT A

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located at the north end of Ingram Road, and east of Lickton Pike and being more particularly described as follows:

Beginning at a point, an iron pin located on the east margin of and at the north end of Ingram Road, said point being the southwest corner of the property herein described, and said point being along the west side of parcel 153, said parcel belonging to Demonbreun as evidenced in Deed Book 7659, page 959, Register's Office for Davidson County, Tennessee, thence:

1. crossing the north end of Ingram Road, North 45 degrees 36' 44" West a distance of 29.05 feet to an iron pin, said pin being the southeast corner of parcel 73, said parcel belonging to Albert as evidenced in Deed Book 4013, page 484, Register's Office for Davidson County, Tennessee, thence:
2. severing a triangular piece of property belonging to said Albert Tolbert as transferred from Shearron's parcel 72, North 36 degrees 33' 37" East a distance of 57.16 feet to an iron pin in the south line of the remainder of said parcel 72, thence:
3. continuing along the said common south line of said remainder of parcel 72, passing an iron pin at the original southeast corner of parcel 72 at 25.95 feet, South 82 degrees 55' 55" East a total distance of 48.68 feet to an iron pin, said pin being the southeast corner of a triangular piece of property belonging to Shearron as transferred from Albert Tolbert, and said pin being an interior corner of the property herein described, thence:
4. continuing along the common east line of said parcel 72, North 18 degrees 33' 50" East a distance of 218.64 feet to an iron pin, said pin being the northeast corner of said parcel 72, and said corner being an interior corner of the property herein described, thence:
5. continuing along the common north line of said parcel 72, North 46 degrees 02' 40" West a distance of 430.00 feet to a new iron pin, said pin being the northwest corner of the property herein described, thence:
6. severing the west end of parcel 154, North 17 degrees 15' 25" East a distance of 160.66 feet to a new iron pin, said iron pin being in the south line of Davidson County Tax Map 23, parcel 95 as evidenced in Deed Book 8469, page 118, said pin being the northernmost corner of the property described herein and said point being the northeast corner of the remainder of Albert Tolbert, thence:
7. leaving Albert Tolbert's new east line and with the south line of said parcel 95, South 81 degrees 49' 08" East a distance of 400.00 feet to an iron pin, said pin being at the southeast corner of said parcel 95, and said iron pin being the southwest corner of Davidson County Tax Map 24, parcel 22 as evidenced in Deed Book 7961, page 895, thence:
8. continuing along the south line of said parcel 22, South 80 degrees 32' 45" East a distance of 353.97 feet to an iron pin, said pin being the northeast corner of the property herein described and said pin being the northwest corner of the aforementioned parcel 153 of Demonbreun, thence:
9. along the east line of the property herein described and with the west line of parcel 153, South 34 degrees 48' 49" West a distance of 732.55 feet to a new iron pin, said pin being the southeast corner of the property herein described, and said pin being the northeast corner of a triangle of driveway property being transferred to Demonbreun, thence:
10. continuing along the south line of the property herein described and with the north line of the driveway triangle, North 81 degrees 52' 11" West a distance of 169.66 feet to an iron pin at the west end of the driveway triangle, and said iron pin being the northwest corner of a portion of parcel 153 iron pin, said pin being the southeast corner of the property described herein, and said pin being in a curve to the right, thence:
11. with said curve to the right (said curve having a radius of 50.00 , and having a chord of South 42 degrees 32' 31" West and a chord distance of 6.54 feet, and having a delta angle of 07 degrees 29' 39") a curve length of 6.54 feet to an iron pin at the end of the curve to the right, said pin being in the west line of parcel 153 and in the east line of the property herein described, thence:
12. along the east line of the property herein described and with the west line of parcel 153, South 47 degrees 09' 43" West a distance of 32.48 feet to an iron pin, the beginning, containing 6.479 acres, more or less, according to a survey by Jesse E. Walker, RLS. PE.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described property:

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, and located east of the end of Ingram Road and being more particularly described as follows:

Beginning at an iron pin located at the southeast corner of parcel 154 as shown on Davidson County Tax Map 32, said corner being a common corner to parcel 153 on said map, and said parcel 153 belonging to Jimmy W. Demonbreun and wife, Debra V. Demonbreun as evidenced in Deed Book 7695, page 995, Register's Office for Davidson County, Tennessee, thence:
1. Along the south line of the herein described property, North 73 degrees 50' 40" West a distance of 160.00 feet to an iron pin at the east margin of Ingram Road, and said iron pin being the southwest corner of parcel 154, and said iron pin being the common corner to parcel 153 & 154 at said east margin of Ingram Road, thence:
2. severing parcel 153 and along the north line of the herein described parcel, South 81 degrees 52' 11" East a distance of 169.66 feet to a new iron pin in the east line of parcel 153, said iron pin being in the west line of parcel 154, thence:
3. Along the common line of parcel 153 & 154, said line being the east line of the herein described parcel, South 34 degrees 48' 49" West a distance of 25.00 feet to an iron pin, the beginning, containing 1894 square feet, more or less, based upon a survey by Jesse E. Walker Engineering dated May 12, 1999.

Being the same property conveyed to Jason L. Tolbert and wife, Debbie F. Tolbert by deed from Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert, of record in Instrument No. 20000119-0006283, Register's Office for Davidson County, Tennessee.

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 **JASON L. TOLBERT, and wife, DEBBIE F. TOLBERT,** the bargainors, 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 purposed therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24th day of November, 2004.

Notary Public **Bertie Jo Whitaker**

My Commission Expires: **09/22/07**

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE