#9109 Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Adcock	Carolyn Adcock	164-221 +
(NAME) Rt. 2 Maxwell Road	(NAME) 4036 Maxwell Rd	164-226
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(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, Helen Elizabeth Stewart Parker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Adcock and husband David Adcock, 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

unimproved ☒

This is improved ☐ property, known as Rt. 2 Maxwell Road, Antioch, TN 37013
(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 my hand this 6th day of December, 2004.

Helen Elizabeth Stewart Parker
Helen Elizabeth Stewart Parker

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 Helen Elizabeth Stewart Parker 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2004.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

Davidson County DEEDWARR
Recvd: 12/08/04 14:50 2pgs
Fees:13.00 Taxes:296.00
20041208-0146554

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 5/28/2006

File No.: 9109

EXHIBIT A

Tract I:
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick 9/14/74, as follows, to wit:
Beginning at the northeast corner of the property conveyed to William A. Stewart and wife, Miriam G. Stewart, by deed from Emerson N. Stewart, Jr., et ux, of record in Book 3321, Page 289, Register's Office for Davidson County, Tennessee: thence north 3 deg. 45min. east 318.0 feet to an iron pin; thence south 85 deg. 50 min. east 330.0 feet to an iron pin; thence south 3 deg. 45 min. west 318.0 feet to an iron pin; thence north 85 deg. 50 min. west 330 feet to the point of beginning, and containing 2.41 acres, more or less.

Being the same property conveyed to Helen Elizabeth Stewart Parker, by deed of record in Book 4855, Page 448, Register's Office for Davidson County, Tennessee.

Tract II:
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick ~~9/14/74~~ 11/15/75 as follows, to wit:
Beginning at the northeast corner of the property conveyed to William A. Stewart by deed from Tennie M. Stewart of record in Book 4855, Page 450, Register's Office for Davidson County, Tennessee; thence north 3 deg. 45 min. east 384.9 feet to an iron pin; thence south 87 deg. 11 min. east 330 feet to an iron pin; thence south 3 deg. 45 min. west 392.0 feet to an iron pin; thence north 85 deg. 50 min. west 330 feet to the point of beginning containing 2.94 acres, more or less.

The above described property is conveyed subject to an easement for ingress and egress 30 feet on the easterly portion of said property and 50 feet on the northerly portion of said property as shown on said survey.

Being the same property conveyed to Helen Elizabeth Stewart Parker, by deed of record in Book 4997, Page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.