WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 09:36 2 pgs
Fees:13.00 Taxes:758.50
20041230-0154514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

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

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06
(AFFIX SEAL)

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Cornelius (NAME)	Bank of America, N.A. (NAME)	MAP 055
4332 Bull Run Road (ADDRESS)	P.O. Box 1675 (ADDRESS)	PAARCEL 082
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Coraopolis, PA 15108 (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, James Wright Proctor and wife, Christie Proctor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph J. Cornelius and wife, Nancy N. Cornelius

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davdison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying in the 13th Civil District of Davidson County, Tennessee, more particularly described as per the Survey of Frank V. Neeley, Registered Surveyor No. 1493, dated January, 1997, as follows:

Beginning at an iron pin in the northerly margin of Bull Run Road; thence, with the norhterly margin of Bull Run Road, South 65 deg. 15' 06" West, 170.91 feet to an iron pin; thence, along a curve to the left with a central angle of 3 deg. 31' 51", a radius of 3,183.71 feet, a distance of 196.19 feet to an iron pin; thence, leaving said northerly margin of Bull Run Road, North 20 deg. 06' 52" West, 414.50 feet to an iron pipe; thence, North 3 deg. 00' 00" East, 1,206.56 feet to an iron pin; thence, South 15 deg. 13' 17" East, 1,230.71 feet to an iron pin; thence, South 19 deg. 22' 25" East 262.31 feet to the point of beginning, containing 355,698 square feet (8.17 acres), more or less.

BEING the same property conveyed to James Wright Proctor and wife, Christie Proctor by Warranty Deed from Elner N. Richardson, Jr., and wife, Eva Carol Richardson of record in Book 11199, page 19, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4332 Bull Run Road, Ashland City, TN 37015
(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 23rd day of December, 2004

James Wright Proctor
James Wright Proctor

Christie Proctor
Christie Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named James Wright Proctor and wife, Christie Proctor

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 23rd day of December, 2004.

My Commission Expires NOV. 24, 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