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Grissim Title & Escrow, LLC.
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Davidson County DEEDWARR
Recvd: 03/03/05 10:14 3 pg
Fees:18.00 Taxes:1035.63

20050303-0023417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 279,900.00

Ione C. Coble
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

February 17, 2005

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Sharen L. Clevenger
NOTARY PUBLIC

COMMISSION EXPIRES: 3-22-08

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bradford G. Lindsey and Christa S. Lindsey 2650 Morgan Road Joelton, TN 37080	WELLS FARGO BANK, N.A. P. O. BOX 5137 DES MOINES, IA 50306-5137	**MAP 15/254** **MAP 15/269**

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, I/WE, **IONE C. COBLE AND HUSBAND MARVIN C. COBLE**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADFORD G. LINDSEY AND CHRISTA S. LINDSEY, HUSBAND AND WIFE**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Minton's 2 Lot Subdivision, as shown on plat of record in Plat Book 6200, page 979, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ione C. Coble in Instrument 200410210127021, recorded 10/21/2004 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin C. Coble and Ione C. Coble by Deed of record in Book 9418, Page 169, recorded 7/27/1994, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee being described to wit: Beginning at a concrete monument located on the westerly line of the Caroline J. and Wayne Orton property as recorded in Deed Book 6396, Page 639, Register's Office for Davidson County, Tennessee; thence S 730 05' 28" W 316.53 feet to an iron pin the easterly margin of Paradise Ridge Trail; thence N 170 41' 35" W 149.42 feet to an iron pin; thence N 730 05' 28" E 370.38 feet to an iron pin; thence S 20 12' 53" W 158.13 feet to the point of beginning containing 1.178 acres more or less.

Being the same property conveyed to Ione C. Coble in Instrument 20041021-0127022, recorded 10/21/04 Register's Office for Davidson County, Tennessee.

Marvin C. Coble, spouse of Ione C. Coble, joins in this conveyance to relinquish any and all rights, which he may have in said property, by virtue of the marriage.

Ione C. Coble executes this instrument as Attorney-In-Fact on behalf of Marvin C. Coble, pursuant to the Power of Attorney being recorded in Instrument No 20050303-0023416, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

TRACT 1 TRACT 2
THIS IS (X) IMPROVED (X) UNIMPROVED PROPERTY KNOWN AS: TRACT 1 2650 Morgan Road, Joelton, TN 37080
TRACT 2 1.178 Acres Paradise Ridge Trail, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: FEBRUARY 17, 2005

Jane C. Cobb

Marvin C. Cobb by POA Jane C. Cobb

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ione C. Coble with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 17th day of February, 2005.

Sharen L. Clevenger
Notary Public

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Commission Expires: 3.22.08

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ione C. Coble to me known to be the person who executed the foregoing instrument in behalf of Marvin C. Coble, and acknowledged that she executed that same as the free act and deed of the said Marvin C. Coble.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of February, 2005.

Sharen L. Clevenger
Notary Public

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Commission Expires: 3.22.08

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____