Return to:

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050036

Davidson County DEEDWARR
Recvd: 03/14/05 09:41 2 pgs
Fees:13.00 Taxes:170.20

20050314-0027553

Send Tax Bills To:
Brandon & Suzanne Rumbley
625 Belinda Parkway
Mt. Juliet, TN 37122

New Owner is:
Brandon & Suzanne Rumbley
5902 Cane Ridge Road
Antioch, TN 37013

MAP: 182-205.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cecil Ray Nuckolls** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brandon Rumbley and wife, Suzanne Rumbley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in the 31st Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, described as follows to-wit:

Beginning at a point in the approximate centerline of Cain Ridge Road, said point being the southwest corner of the herein described tract;

THENCE, along the said centerline of Cain Ridge Road N 06 degrees 14' 55" E - 200.00' to a point;

THENCE, leaving the said centerline of said road and with a new line S 82 degrees - 57' 42" E (passing through an iron rod situated on the approximate easterly margin of Cain Ridge Road at 25.00') 1055.83' to an iron rod situated in the western boundary of the William H. Grey, et ux property as evidenced in Book 6004, page 844 Register's Office Davidson County, Tennessee (RODC, TN);

THENCE with the said western boundary line of Grey S 07 degrees - 29' - 00" W - 216.25' to an iron rod; said iron rod being situated 5' south of a woven wire fence line in the northerly boundary line of the Cecil R. Nuckolls property as evidenced in Book 11119, page 785 RODC, TN;

THENCE with the said northerly boundary line of Nuckolls and generally with the said woven wire fence line N 81 degrees - 45' - 00" E - 389.00' to an iron rod;

THENCE N 82 degrees - 16' - 00" W (passing through an iron rod at 637.53', said iron rod being situated on the aforementioned margin of Cain Ridge Road) 662.53' to the Point of Beginning.

Containing 5.01 Acres +/- (218,102 square feet).

Being the same property conveyed to Cecil Ray Nuckolls from Marion Burton Mitchell and wife, Deborah Sue Mitchell by Warranty Deed dated January 8, 2003 and recorded January 9, 2003 in Instrument No. 20030109-0004292, Register's Office for Davidson County. _____ **Sellers Ints.**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2005.

GRANTOR:

Cecil Ray Nuckolls

Cecil Ray Nuckolls

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cecil Ray Nuckolls**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2005.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

M Lynn Bodden
Notary Public

My Commission Expires:

STATE OF TENNESSEE .
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of February, 2005

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

M Lynn Bodden
NOTARY PUBLIC
My commission expires: