**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19020B

**MAP/GROUP/PARCEL:**
024-00-0/155.00

**NEW OWNER'S NAME AND ADDRESS:**
Betty Ruth Speir
c/o South Trust Asset Management
61 St. Joseph Street, 7th Floor
Mobile, AL 36602

**SEND TAX BILLS TO:**
New Owner

Davidson County DEEDWARR
Recvd: 03/16/05 10:08 2 pg:
Fees:13.00 Taxes:1405.63
20050316-0028773

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JANIS S. DENSON (formerly known as Janis M. Bailey), and BOBBY R. DENSON, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto BETTY RUTH SPEIR, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2 ON THE PLAN OF DIVISION OF THE NELLIE PHELAN RAGAN (DECEASED) PROPERTY, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY DONALD R. CARVER, SURVEYOR, LIC. #271, DATED SEPTEMBER 25, 1981, AS FOLLOWS:**

**BEGINNING AT AN IRON PIN THE WESTERLY LINE OF BRICK CHURCH PIKE, THIS POINT BEING THE SOUTHEAST CORNER OF TRACT NO. 1 AND THE SOUTHWEST CORNER OF THIS TRACT; THENCE LEAVING SAID ROAD ALONG THE NORTHEASTERLY LINE OF TRACT NO. 1, NORTH 54° 08' WEST FOR A DISTANCE OF 656.00 FEET TO AN IRON PIN; THENCE NORTH 61° 00' WEST FOR A DISTANCE OF 445.00 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF TRACT NO. 1, THENCE SOUTH 36° 30' WEST FOR A DISTANCE OF 160.00 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF TRACT NO. 1; THENCE NORTH 55° 15' WEST FOR A DISTANCE OF 1354.45 FEET TO A POINT, THE NORTHWEST CORNER OF THIS TRACT; THENCE NORTH 29° 56' EAST FOR A DISTANCE OF 243.15 FEET TO AN IRON PIN; THENCE SOUTH 59° 11' EAST FOR 1633.66 FEET TO AN IRON PIN EAST OF A PRIVATE CEMETERY; THENCE NORTH 34° 45' EAST FOR A DISTANCE OF 220.00 FEET TO A POINT IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE; THENCE SOUTH 41° 00' EAST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 48° 45' EAST FOR A DISTANCE OF 280.00 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE FOR A DISTANCE OF 205.36 FEET TO A POINT; THENCE ALONG SAID ROAD LINE SOUTH 37° 15' WEST FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING, CONTAINING 11.70 ACRES, MORE OR LESS.**

The subject property is commonly known as 4866 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Carl G. Bailey and Janis M. Bailey herein by deed of record in Book 5821, Page 397, Register's Office for DAVIDSON County, Tennessee. Carl G. Bailey is now deceased. Janis M. Bailey is remarried and now known as Janis S. Denson. Bobby R. Denson joins in the conveyance for the purpose of conveying any interest, marital or otherwise, he may have in said property.

This conveyance is made subject to a driveway easement for ingress and egress to and from Brick Church Pike to Tract No. 3, as shown on survey prepared by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, and subject to all rights of ingress and egress thereto a cemetery located on the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JANIS S. DENSON

BOBBY R. DENSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JANIS S. DENSON AND BOBBY R. DENSON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of September 2004.

NOTARY PUBLIC
My Commission Expires:
3-25-08

STATE OF ALABAMA
COUNTY OF Mobile

**The actual consideration or value whichever is greater for this transfer is**
$379,900.00

AFFIANT

Sworn to and subscribed before me, this the 24th day of September 2004.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~
May 14, 2005