WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/05 11:53 2 pgs
Fees:13.00 Taxes:1850.00
20050323-0031613

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**

Gary B Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF MARCH, 2005.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: August 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gold Star Development, Inc.	**OWNER**	**164-00-0-259.00**
(NAME)	(NAME)	
2572 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **James H. Rowlett and wife Barbara A. Rowlett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gold Star Development, Inc. a two thirds interest and Gary B. Fisher and wife Brenda J. Fisher a one third interest**, 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:

Land in the 3rd Civil District of Davidson County, Tennessee, according to a survey by Rex Northcutt, License No. 77, Northcutt Surveying, Shelbyville, TN dated September 20, 1994, and being more particularly described as follows:
Beginning at a metal pin on the west margin of Hobson Pike Road at the northeast corner of the property herein described, and being 583.13 feet south of the southeast corner of the Harold B. Jackson, Sr. property, measured along the said west margin; thence with the said west margin of road, South 43° 43' 48" West 840.40 feet to a metal pin at the southeast corner of the property herein described; thence leaving said west margin, North 50° 45' 17" West 323.43 feet to a metal pin at the southwest corner of the property herein described; thence North 26° 20' 41" East 310.80 feet to a metal pin in the east line of the W.H. Rowlett property; thence with said east line, South 80° 06' 49" East 421.61 feet to a metal pin at a persimmon at fence corner; thence North 8° 36' 30" East 380.00 feet to a metal pin the fence at the northwest corner of the property herein described; thence South 51° 00' 00" East 284.72 feet to the point of beginning, containing 5.03 acres more or less.

Being the same property conveyed to James H. Rowlett and wife Barbara A. Rowlett by deed of record in Book 9515, Page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **5.03 Acres Hobson Pike, 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/our hand(s) this 23rd day of March, 2005.

James H. Rowlett
James H. Rowlett

Barbara A. Rowlett
Barbara A. Rowlett

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 James R. Rowlett and wife, Barbara A. Rowlett 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 Antioch, Tennessee, this 23rd day of March, 2005.

Commission expires: 8/20/07

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.