# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/05 12:34 3 pgs
Fees:18.00 Taxes:458.80

20050324-0032096

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires MAR. 25, 2006

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Lewis | **SAME AS NEW OWNER** | MAP 14 |
| (NAME) | (NAME) | |
| P. O. Box 3024 | | PARCEL 19 |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (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, Mary Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lewis

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:

A certain tract or parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated June 27, 2000 as follows:

BEGINNING at an iron rod (new) at the intersection of the northerly margin of Clarksville Pike and the easterly margin of Harper Road; thence along the margin of Harper Road, North 10 degrees 33 minutes 17 seconds East, 439.50 feet to an iron rod (old); thence leaving said margin, South 78 degrees 40 minutes 28 seconds East, 435.00 feet to an iron rod (old); thence North 10 degrees 33 minutes 17 seconds East 200.00 feet to a pipe (old); thence South 77 degrees, 52 minutes 12 seconds East 482.37 feet to an iron rod (old) in a north and south fence; thence along said fence line the following calls: South 16 degrres 07 minutes 37 seconds West 550.56 feet to an iron rod (old); thence South 21 degrees 02 minutes 16 seconds West 141.76 feet to an iron rod (old) at the intersection of the previously mentioned north and south fence and a fence line running westerly; thence along said westerly fence, North 64 degrees 25 minutes 59 seconds West 322.50 feet to an iron rod (old); thence continuing along said fence, North 64 degrees 01 minutes 39 seconds West 227.50 feet to an iron rod (old); thence along a fence line to the south, South 22 degrees 32 minutes 00 seconds West, 212.60 feet to an iron rod (new), said poing falling on the northerly margin of Clarksville Pike; thence along the margin of Clarksville Pike following a curve to the right, said curve having a radius of 5655.00 feet and an arc length of 300.65 feet to the point of beginning, containing 504,843.113 square feet and/or 11.39 acres, more or less.

Being the same property conveyed to Michael W. Robbins by Warranty Deed from

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 6806 Clarksville Hwy., Joelton, TN 37080
(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 hand this 22nd day of March, 2005

Mary Robbins

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 Mary Robbins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of March, 2005.

Commission expires March 25, 2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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

LEGAL DESCRIPTION CONTINUATION

Thomas Lewis, Jr. and wife, Bettie Frances Lewis, dated June 29, 2000 and recorded as Instrument No. 200007060067081 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBJECT TO THE RIGHTS-OF-WAY OF CLARKSVILLE PIKE AND HARPER ROAD.