WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Connie Atkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 235-A Dunbar Cave Road, Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Atkinson	Fort Campbell Federal Credit Union	048-00-O-077.00
(NAME)	(NAME)	
4145 Vester Road	2050 Lowe's Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/29/05 11:04 2 pgs
Fees:13.00 Taxes:629.00

20050729-0088854

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, **Billy D. Hendrixson and wife, Terry P. Hendrixson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Connie Atkinson, a single person**, 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. :

TRACT NO. I:
Land in the 14th, formerly the 23rd, Civil District of Davidson County, Tennessee described according to a suirvey made by Cantrell and Morrison Engineers April 1962, as follows:

Beginning at a point in the center of Vester Road at the intersection of the southwesterly margin of a private road and the center of said Vester Road, said point being opposite and south 23 degrees 45 minutes west 30 feet more or less, from the western boundary line of the property conveyed to Clarence P. Compton and wife, by deed from Henry M. Vester and wife, of record in Book 2535, Page 129, Register's Office for said county thence with the southwesterly margin of said private road south 25 degrees 56 minutes east 254.7 feet to an iron pin; thence south 3 degrees 58 minutes west 811.7 feet to an iron pin; thence north 47 degrees 27 minutes west 691.3 feet to a point in the center of a private road; thence with the same north 34 degrees 47 mintues east 120.6 feet to a point in the center of said Vester Road; thence with same north 43 degrees 19 minutes east 471 feet and north 23 degrees 45 minutes east 142.5 feet to the beginning, containing 6.6 acres, more or less.

Together with a ten foot easement to the overflow of a spring from the most westerly corner of above described premises to said spring, the center line of which is described as south 46 degrees 45 minutes west 145 feet.

TRACT NO. II:

Land in the 14th, formerly the 23rd Civil District of said County and State, described according to a survey made by Cantrell and Morrison, Engineers, March 1964, as follows:

Beginning at a hackberry on the southerly margin of a private road at the southwest corner of the property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester, of record in Book 3371, Page 335, Register's Office for said county; thence with said Hendrixson's southwestern boundary line, south 47 degrees 27 minutes east 691.3 feet to an iron pin and post, said Hendrixson's southeast corner; thence south 38 degrees 02 minutes east 409.9 feet to an iron pin; thence south 45 degrees 19 minutes east 116.5 feet to an iron pin; thence south 45 degrees 39 minutes east 176.4 feet to an iron pin; thence south 48 degrees 21 minutes east 91.3 feet to an iron pin; thence south 31 degrees 49 minutes west 602 feet to an iron pin; thence north 23 degrees 50 minutes west 392.8 feet to an iron pin and sycamore; thence north 39 degrees 25 minutes west 618.5 feet to an iron pin; thence north 26 degrees 37 minutes west 245.6 feet to an iron pin thence; thence north 9 degrees 12 minutes west 368.2 feet to an iron pin; thence north 46 degrees 31 minutes west 73 feet to an iron pin and post on the southerly margin of said private road; thence with the same, north 43 degrees 19 minutes east 123.3 feet to the beginning, containing 12.97 acres, more or less.

Together with a 30-foot private easement for accessway to Vester Road along part of the westerly and northerly lines of premises and across the remainder of H. M. Vester property to said Vester Road, said easement is shown on a survey made by Cantrell and Morrison, Engineers, March 1964.

This conveyance is made subject to a 10-foot easement to the overflow of a spring granted Tom Hendrixson, Jr. by Henry M. Vester, of record in Book 3371, Page 335, Register's Office for Davidson County, Tennewssee.

This being the same property conveyed to Bily D. Hendrixson and wife, Terry P. Hendrixson by deed from Bily D. Hendrixson of record in Book 7822m, Page 191 in the Register's Office for Davidson County, Tennessee, and the same property conveyed to Billy D. Hendrixson by will of record in Will Book 159, Page 147, in the Records of Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) This conveyance is subject to all easements and other matters shown in Deed of record in Book 3371, Page 335, and Book 7822, Page 191, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4145 Vester Creek, Whites Creek, TN 37189

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of July, 2005.

Billy D. Hendrixson

Terry P. Hendrixson

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary in and for said state and county, Billy D. Hendrixson and wife, Terry P. Hendrixson, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that the execution of the same to be their free act and deed.

Witness my hand and official seal at Clarksville, Tennessee this 22nd day of July, 2005.

Commission expires: 9/20/06

Notary Public