Davidson County DEEDWARR
Recvd: 08/02/05 14:26 2 pgs
Fees:13.00 Taxes:1813.00

20050802-0090417

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44026

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy D. Sewell	PrimeTrust Bank	9-199
7820 Ridgewood Road	P. O. Box 210618	
Goodlettsville, TN, 37072	Nashville, TN 37221	

FOR AND IN 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, I/WE,

Robert Moon and wife, Annette Moon

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

Cathy D. Sewell, unmarried

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 Second Civil District of Davidson County, Tennessee, being a portion of the property of Lewis F. Durocher, Jr. and wife, Elna D. Durocher, as of record in Book 2043, page 28, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the northern margin of Ridgewood Road said point being the southeast corner of the property of Carrie B. and Janice M. Gibson (as of record in Deed Book 7239, page 857, Register's Office for said County), and the southwest corner of this tract; thence leaving said road margin with line of Gibson, N. 42 deg. 05' 22" E. 611.60 feet to an iron pin; thence with line of Gibson, N. 42 deg. 03' 36" W. 143.04 feet to an iron pin; thence with line of Gibson, N. 12 deg. 43' 34", W. 205.63 feet to an iron pin at a 24" Beech tree on a branch; thence with branch, N 42 deg. 30' 57" E. 235.72 feet to an iron pin at a 16" hickory tree; thence with branch, N. 44 deg. 57' 29" E. 227.30 feet to an iron pin at a 18" Beech tree; thence with branch, N. 38 deg. 44' 21" E. 257.05 feet to an iron pin at a 24" Beech tree; thence with branch, N. 29 deg. 54' 05" E. 289.05 feet to an iron pin at a 15" hackberry tree; thence with branch, N. 20 deg. 54' 00" E. 160.00 feet to the center of Sycamore Creek; thence with the center of Sycamore Creek for the next ten calls: S. 66 deg. 11' 28" E. 207.84 feet; S. 49 deg. 13' 37" W. 147.98 feet; S. 34 deg. 02' 13" E. 50.22 feet; N. 87 deg. 12' 21" E. 250.93 feet; N 00 deg. 06' 15" W. 32.50 feet; N. 77 deg. 39' 18" E. 415.00 feet; N. 85 deg. 17' 07" E. 151.58 feet; S. 30 deg. 19' 40" E. 82.97 feet; S. 05 deg. 41' 39" E. 97.15 feet; S. 01 deg. 44' 19" E. 344.20 feet to a point in the center of Sycamore Creek; thence leaving said Creek at Branch intersection, S. 61 deg. 38' 30" W. 75.26 feet to an iron pin; thence, N. 85 deg. 58' 46" W. 177.51 feet to an iron pin; thence, S. 55 deg. 34' 10" W. 472.13 feet to an iron pin; thence, S. 26 deg. 26' 31" E.100.00 feet to an iron pin on the eastern bank of a branch; thence, with said branch, S. 48 deg. 22' 34" W. 478.00 feet to an iron pin on the eastern bank; thence leaving said branch, N. 55 deg.16' 50" W. 374.94 feet to an iron pin at a 24" Red Oak tree; thence, S. 39 deg. 07' 07" W. 329.65 feet to an iron pin; thence, S. 79 deg. 54' 23" W. 119.20 feet to an iron pin; thence, S. 38 deg. 36' 54" W. 523.27 feet to an iron pin on the northern margin of Ridgewood Road; thence with the margin of said road in a curve to the right, having a delta of 02 deg. 39' 28", a radius of 1407.685 feet, length of 65.298 feet, chord bearing of N. 18 deg. 11' 27" W. 65.29 feet to the point of beginning, containing 26.94 acres, more or less, as surveyed by R. L. Montoya Land Surveying, Inc., dated April 2, 1993.

Being the same property conveyed to Robert Moon and wife, Annette Moon, by Warranty Deed from Pamela B. Wilson, a/k/a Pamela L. Beauchamp and husband, Kevin L. Wilson, of record in Instrument No.: 20020711-0083252, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7820 Ridgewood Road, Goodlettsville, TN 37072

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 28th day of July, 2005

Robert Moon by Ida Carrigan Attorney in Fact
Robert Moon by Ida Carrigan Attorney in Fact

Annette Moon by Ida Carrigan Attorney in Fact
Annette Moon by Ida Carrigan Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of July, 2005, personally appeared Ida Carrigan to me known to be the person who executed the foregoing instrument on behalf of Robert Moon and Annette Moon as Attorney in Fact, and acknowledged that Ida Carrigan executed the same as the free act and deed of the said Robert Moon and Annette Moon.

Witness my hand and official seal this 28th day of July, 2005.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006