WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/05 14:18 2 pgs
Fees:13.00 Taxes:758.50
20050804-0091910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$205,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Exp. March 21, 2008

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 200, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M McClaron	Ronald M McClaron	057-00-0 050
(NAME)	(NAME)	
4481 Sulpher Creek Rd.	4481 Sulpher Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Mattie J. Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald M McClaron, 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 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record , described according to a survey made by John Setters, as follows:

Beginning on the southerly margin of Tax Hyde Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 16 degrees west 1016 feet; thence north 11 ½ degrees west; thence north 82 ½ degrees west 215 feet; thence north 82 degrees west 297 feet; thence north 82 degrees west 283 feet; thence north 12 degrees west 297 feet; thence north 3 degrees west 330 feet; thence north 5 degrees west 100 feet; thence north 3 degrees west 475 feet to the southerly margin of said road; thence with said road south 69 ½ degrees east 312 feet; thence south 68 degrees east 474 feet; thence south 58 degrees east 554 feet to the beginning, containing 28.2 acres, more or less.

Including but excluding from the above property the following two tracts of land:
TRACT 1: beginning at the margin of the Old Tax Hyde Road now know as the New Sulphur Creek Road, and the northeast corner of the land conveyed to T.B.I. Raymer and wife, Opal Raymer, by deed from Jim Henderson and wife, of record in Book 1582, page 600, Register's office for said County, and being the southeast corner of the land formerly conveyed by Jim Henderson and wife, to Mrs. Susie Blunkall Henderson, of record in Book 1422, page 277, said Registers Office; thence in a westerly direction and with the said Susie Blunkall Henderson line, 322 feet to an iron pin on the side of the hill; thence in a southerly direction 276 feet to an elm tree and being the southwest corner of the Raymer land; thence in an easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a northerly direction, and with the westerly margin of said New Sulphur Creek Road, 340 feet to the point of beginning.
TRACT 2: beginning at a stake in the southerly margin of the Tax Hyde Road opposite a ravine 800 feet from the northeast corner of a tract of land conveyed to Jim Henderson, et ux by Eugene R. Kemp, t ux, as of record in Book 1389, page 385, Register's Office for said County, and being a part of said tract; thence south 27 ½ degrees west 216 feet, following said ravine to a stake with elm pointers; thence north 67 ½ degrees west 420 feet to a stake on side of a hill; thence north 27 1/2 degrees east 216 feet to the southerly margin of said Tax Hyde Road; thence with same, in an easterly direction 420 feet to the beginning, containing 2 acres, more or less including but excluding therefrom a small lot reserved in previous transactions for rights to a spring that does not belong to this property being 4 poles square and on the south side of said Tax Hyde Road, the location will have to be determined by the property owners.

Being the same property conveyed to Archie T. Phillips, Jr. and wife, Mattie J. Phillips by deed from A. J. Davis and wife, Vadith Davis, executed 12/12/60 and filed for record 12/13/60 in Book 3163, page 563, Register's Office for Davidson County, Tennessee. The said Archie T. Phillips having since died.

INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom is the following parcel of land:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by E. Davis, Surveyor, as follows:

Beginning on the southerly margin of Sulphur Creek Road at north westerly corner of S. S. Duke's tract thence with said Duke's westerly line S 16 degrees W. 1016 feet, more or less, to a point; thence N 25 degrees 30' W. 297 feet; thence N 82 degrees 30' W. 215 feet; thence N 82 degrees W 50 feet to the S.E. corner of Archie Phillips tract; thence along easterly line of said Phillips tract N 16 degrees E. 967 feet, more or less, to the southerly margin of Sulphur Creek Road; thence along the southerly margin of said Sulphur Creek Road S 58 degrees East 426 feet to the point of beginning.

Being the same property conveyed to Samuel S. Duke, Jr. and wife, Evelyn Louise Duke, by deed from Archie T. Phillps, Jr. and wife, Mattie J. Phillips, of record in Book 4963, page 939, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4481 Sulpher Creek Road, Nashville, TN 37218

(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 21st day of July, 2005.

Mattie J. Phillips

Mattie J. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mattie J. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of July, 2005.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2005.

Commission expires: March 21, 2009

Tiffany R. Addison

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009