McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027




MY COMMISSION EXPIRES
July 18, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

615-377-3319

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2005.

Notary Public

My commission expires:_____

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 08/18/05 10:59 2 pg
Fees:13.00 Taxes:814.00

20050818-0098386

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jeffery L. Ackerman** | ~~Same~~ New Owner | **Map 173 Parcel 95 & Map 173 Parcel 96** |
| **9575 Sunny Brook Drive** | | |
| **Brentwood, TN 37027** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Charles G. Ellis, married**

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

**Jeffery L. Ackerman, 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:

Parcel 95:

Land in Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the south boundary line of the property formerly owned by W.B. Phillips and wife, Bessie Phillips, as recorded in Deed Book 3929, Page 922. This point is 926 feet south of the southerly ROW line of Pettus Road and the southeast corner of Parcel 95 as recorded on Tax Map 173 Parcel 95.

Thence along the south boundary line westerly 93.42 feet more or less to a point; thence North 05 deg. 08' 48" West 279.27 feet to a point. (Said point begins in the old north-south boundary line of Parcel 94 and 95 of Tax Map 173). Thence North 17 deg. 08' 47" West 109.94 feet to a point; thence North 07 deg. 25' 46" East 40 feet to a point; thence North 20 deg. 33' 48" East 179.68 feet to a point. (This point being in the old north-south boundary line of Parcel 94 and 95 of the Tax Map 173).

Thence following said old boundary line North 06 deg. 32' 19" East 260.09 feet to the south ROW line of Pettus Road; thence along Pettus Road south ROW line in a northeast direction 170 feet more or less to the northeast corner of Parcel 95 on Tax Map 173; thence southerly South 06 deg. 32' 19" West 926 feet more or less to the point of beginning. Containing three (3) acres more or less.

Parcel 96:

Land in the 31st Councilmatic District, formerly 5th Civil District, being part of the property conveyed to E.D. Reynolds and wife, to W.B. Phillips and Bessie Phillips by deed of record in Book 381, Page 385, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish & Associates, December 5, 1963, as follows:

BEGINNING at a point in the southerly margin of Pettus Road at the northeast corner of Wisner Property and the northeast corner of Tibbs property; thence with the dividing line between Wisner and Tibbs, South 0 deg. 30' West 1093 feet, more or less to a point; thence North 89 deg. 30' West 580 feet, more or less to a point; thence North 926 feet, more or less to the southerly margin of Pettus Road; thence with said margin of Pettus Road, eastwardly 590 feet, more or less to the point of beginning, containing 13.1 acres, more or less.

Parcel 95:

Being the same property conveyed to Charles G. Ellis by warranty deed from James Grey May and wife, Ellen B. May of record in Instrument #20040514-0057016, Register's Office for Davidson County, Tennessee.

Having a street address of 5601 Pettus Road.

Parcel 96:

Being the same property conveyed to Charles Ellis by quitclaim deed from George Morehead of record in Instrument #200006200061280, Register's Office for Davidson County, Tennessee.

Having a street address of 5611 Pettus Road.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5601 Pettus Road & 5611 Pettus Road, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 9th day of August, 2005.

Chas G. Ellis

Charles G. Ellis

*Corynne Ellis, wife of Charles G. Ellis, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Corynne Ellis

Corynne Ellis

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Charles G. Ellis and wife, Corinne Ellis, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2005.

Notary Public

My Commission Expi

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES July 18, 2009

File #: **05437-JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 102**