WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES February 10, 2008.
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 09/01/05 09:55 2 pgs
Fees:13.00 Taxes:370.00
20050901-0104863

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Hendricks	SAME	Map 127/Parcel 261.00
(NAME)	(NAME)	
213 Northridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(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, I, **Sue Corlew Boone, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Hendricks and wife, Beverly R. Hendricks**, 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 ONE:
Map 127, Parcel 261.00

FIRST PARCEL:
Land in Davidson County, Tennessee, described according to a survey by M.G. Underwood, Tennessee R.L.S. #1299, dated April 8, 1985, as job no. 85-108, as follows:
BEGINNING at an iron pin in the southerly margin of U.S. Highway 70, the northwest corner of the herein described tract and the northeast corner of the F. E. Boone 1.77 acre tract; thence N 57 deg. 19' East, 213.90 feet to an iron pin; thence, S 28 deg. 32' East 476.45 feet to an iron pin; thence, S 75 deg. 28' West 138.00 feet to an iron pin; thence, South 60 deg. 28' West 231.00 feet to an iron pin; thence, South 43 deg. 28' West 39.16 feet to an iron pin; thence, North 32 deg. 40' West 78.99 feet to an iron pin; thence, with the said Boone tract North 57 deg. 19' East 220.21 feet to an iron pin; thence, with Boone tract North 32 deg. 40' West 350.00 feet to the point of beginning.

Being the same property vested in Sue Corlew Boone pursuant to the Last Will and Testament of her husband, Forest E. Boone, of record in Will Book 163, page 823, Probate Office for Davidson County, Tennessee.

SECOND PARCEL:
Being a tract or parcel of land in the 9th (formerly the 14th) Civil District of Davidson County, Tennessee, described according to a survey made by J. L. Church and H. K. Smithson, Surveyors, February, 1954, as follows:
BEGINNING at an iron pin on the southerly right-of-way property line of U.S. Highway 70N at station 39 + 50 which is 263 feet along the highway center line S 54 degrees 17' W from the center line of a 4' by 6' box culvert. From the above iron pin thence as follows: S 35 degrees 43' E 350 feet; S 54 degrees 17' W, 220 feet; N 35 degrees 43' W, 350 feet; thence north 54 degrees 17' E, 220 feet; along the highway right-of-way property line to the beginning.

Being the same property conveyed to F. E. Boone and wife, Sue C. Boone by deed of record in Book 2270, page 31, Register's Office for Davidson County, Tennessee. The said F. E. Boone having since died, property then vested in Sue C. Boone as surviving tenant by the entirety.

Sue Corlew Boone and Sue C. Boone are one and the same person.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☒

This is improved ☐ property, known as 4.06 acres, more or less, Charlotte Pike, Nashville, TN
(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 30th day of August, 2005.

Sue Corlew Boone

STATE OF TENNESSEE

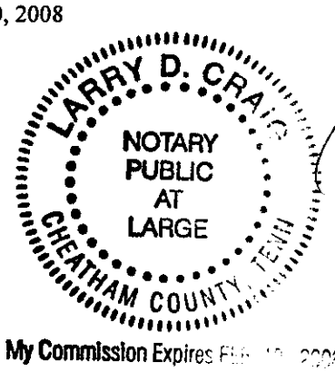
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sue Corlew Boone, 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 Goodlettsville, Tennessee this 30th day of August, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires Feb 10, 2008