File No. 251200359

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/06 12:25 2 pgs
Fees:13.00 Taxes:1110.00

20060105-0001611

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Pryor	Bank of the South	076 41.00
(NAME) 4759 Chandler Road	(NAME) 551 North Mt. Juliet Road	076 42.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, Tennessee 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Ralph Edward Fox, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Pryor and wife, Cynthia L. Pryor, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, being lot #4 according to an unrecorded survey by R. M. Dishner dated Feb. 25, 1967 as follows: Beginning at a nail-cap in the centerline of Chandler Road, said point being 1.9 miles, more-or-less east of Old Hickory Blvd. and the northeasterly corner of the property described in deed of record in Book 4045, Page 619, R.O.D.C., Tennessee. Thence South 03 deg 40 min West with fence 276.7 feet to an iron pin in fence, thence South 67 deg 11 min East with fence 110.1 feet to an iron pin by others, thence South 17 deg 20 min West with fence 151.2 feet to an iron pin in fence, thence South 77 deg 50 min W with fence 300.0 feet to an iron pin in fence, thence North 04 deg 28 min East 600.5 feet with the line between lot #3 and lot #4 of said survey to an nail-cap in the centerline of Chandler Road, thence, with the centerline of said road, South 70 deg 48 min East 219.9 feet to the point of beginning and containing 3.03 acres, more-or-less. The above description includes a strip of land about 25 feet wide along the northerly boundary which is being used for the right-of-way for Chandler Road.

A one-half undivided interest in the following portion of the property conveyed to Ralph E. Fox and Wayne D. Cantrell by deed from Claude L. Bryan and wife, Margaret Marie Bryan, in Book 4045, page 619, of R. O., Davidson County , Tennessee.

Being a tract of land in the 4th civil District of Davidson Co., Tennessee., being lot #3 according to an unrecorded survey by r. M. Dishner, dated Feb. 25, 1967, as follows:

Beginning at a nail-cap in the centerline of Chandler Road, said point being 1.9 miles more or less, east of Old Hickory Blvd. And N 70 deg. 48 min. W 219.9 ft. from the north-easterly corner of the property described in deed of record in Book 4045, page 619, R.O.D.C., Tenn. Thence with the line between lot #3 and lot #4 of said survey 54 deg. 28 min. W 600.5 ft. to an iron pin a fence, thence S 77 deg. 50 min. W. with fence 83.8 ft. to an iron pin by others, thence 537 deg. 29 min. W with fence 52.8 ft. to an iron pin by others, continuing 27 ft. to a point in Stoner's Creek. Thence N87 deg. 45 min. W with centerline of said creek 202.1 ft. to a point, thence N56 deg. 31 min. W 2.0 ft. with centerline of creek to a point in centerline of said creek to a point in centerline of said creek; thence 30 min. E 30.0 ft. to an iron pin, and continuing 719.6 ft. to a nail-cap in the centerline of Chandler Road. Thence with the centerline of said road, as follows: S 84 deg. 51 min. E 25.5 ft., S77 deg. 34 min E 205.5 ft., S 74 deg. 04 min. E 113.3 ft. to the point of beginning and containing 5.36 acres, more-or-less.

The above description includes a strip of land about 25 ft. wide along the northerly boundary which is being used for the right-of-way for Chandler Road.

Being the same property conveyed to Ralph Edward Fox by deed from Wayne D. Cantrell of record in Deed Book 4312, page 700, Register's Office for said County, recorded on 02/25/69. **Also being the same Property conveyed to Ralph Edward Fox by deed from Wayne D. Cantrell of record in Deed Book 4118, Page 593, Register's Office for said County.**
Easement as shown of record in Deed Book 7622, Page 897, Register's Office for said County.

Rosemary E. Fox spouse of Ralph Edward Fox joins in this conveyance for the express purpose of conveying all right, title and interest she may have in subject property marital or otherwise.

NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4759 Chandler Road, Hermitage, TN 37076
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 December, 2005.

Ralph Edward Fox
Ralph Edward Fox

Rosemary E. Fox

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ralph Edward Fox and wife, Rosemary E. Fox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2005.

Commission expires:

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

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RETURN TO:
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