WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 14:11 3 pgs
Fees:18.00 Taxes:414.40

20060321-0032401

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. Aug. 23, 2009 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Stubblefield, Sr. (NAME)	Regions Bank (NAME)	MAP 28
5299 Ridge Road (ADDRESS)	112 Long Hollow Pike (ADDRESS)	PARCEL 146.00
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Goodlettsville, Tennessee 37072 (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, John A. Harvey and wife, Peggy Harvey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Stubblefield, Sr. and wife, Beverly R. Stubblefield

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:

A tract or parcel of land in Davidson County, Tennessee, to Wit:

Beginning at a concrete post in south margin of Ridge Road, and the N. E. Corner of Acy Binkley property as shown of record in Deed Book 5341, Page 217, Register's Office of Davidson County, Tennessee; thence with the southerly margin of said road, A=21 deg. 17' 24", R=808.15', T=151.90, L=300.29 feet to an iron pin in S. margin of said road; thence S. 12 deg. 59' 18" W. 230 feet to an iron pin; thence N 84 deg. 51' 13" W. 703.77 feet to an iron pin in the old Demonbreum Road; the N. W. corner of a 5.65 acres tract now owned by Laysel Biggs and wife Alzada Biggs; thence N 10 deg. 34' 10" E. 212.67 feet to an iron pin, a corner to a lot now owned by Laysel Biggs, deed being of record in Book 2441, Page 185, Register's Office of said County; thence with the line of said lot, S. 86 deg. 07' 57" E. 208.08 feet to an iron pin, S. E. corner of Laysel Biggs lot, and S. W. corner of Acy Binkley lot; thence with the line of Acy Binkley S. 84 deg. 11' 28" E. 209.85 feet to an iron pin; thence with E. line of Acy Binkley, N. 12 deg. 59' 18" E. 184.40 feet to the beginning, containing 3.44 acres more or less.

Being the same property conveyed to John A. Harvey and wife, Peggy Harvey a 1/2 undivided interest by deed from Laysel Biggs and wife, Alzada Biggs of record in Book 6069, Page 116, Register's Office, Davidson County, Tennessee

CONTINUED

This is improved (X) unimproved ( ) property, known as 5299 Ridge Road, Joelton, TN 37080
(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 our hand s this 10th day of March 2006

John A. Harvey

Peggy Harvey

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Harvey and wife, Peggy Harvey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 10th day of March 2006.

Commission expires 8/23/09

Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG 23, 2009
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

and Laysel Biggs and wife, Alzada conveyed their remaining interest to John A. Harvey and wife, Peggy by quitclaim deed of record in Book 10674, Page 908, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.