Davidson County DEEDWARR
Recvd: 03/24/06 15:17 3 pgs
Fees:18.00 Taxes:587.93

20060324-0034103

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Affiant

Subscribed and sworn to before me this 10th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARA MONROE RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

G-VRE-06-8296

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus L. Ambrester III | Cumberland Bank & Trust | |
| 8296 Old Pond Creek Road (ADDRESS) | (NAME) 2034 Wilma Rudolph Blvd. (ADDRESS) | 100-89.00 |
| Pegram, TN 37143 (CITY) (STATE) (ZIP) | Clarksville, TN 37040 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NANCY ROLFES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS L. AMBRESTER III AND WIFE, JENNILEA B. AMBRESTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Tract 1:
BOUNDED ON THE NORTH BY OSTEEN, BOUNDED ON THE EAST BY THOMPSON, BOUNDED THE WEST BY LOFTIS, STARTING AT A 4 FT. METAL POST LOCATED IN THE EAST LINE OF THE TURNER PROPERTY, ALSO BEING THE NORTHEAST CORNER OF THE OSTEEN PROPERTY AS DESCRIBED IN DEED BOOK 7455, PAGE 890, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, SOUTH 03 DEG. 47 MIN. 01 SEC. WEST, 329.66 FT. TO AN IRON PIN BEING THE POINT OF BEGINNING; THENCE ALONG THE SAME LINE 565.25 FT. TO AN IRON PIN IN THE EAST PROPERTY LINE OF THOMPSON; THE NORTHEAST CORNER OF THE LOFTIS PROPERTY; THENCE, SOUTH 89 DEG. 10 MIN. WEST, 309.15 FT. ALONG THE EAST LINE OF THE LOFTIS PROPERTY TO AN IRON PIN BEING ALSO IN THE RIGHT OF WAY OLD POND CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY A CURVE LEFT HAVING A LENGTH OF 105.72 FT., A RADIUS OF 214.97 FT. ALSO A BEARING OF NORTH 26 DEG. 45 MIN. 51 SEC. WEST, A CHORD DISTANCE OF 104.66 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE, NORTH 38 DEG. 00 MIN. 52 SEC. WEST, 122.79 FT. ALONG SAID RIGHT OF WAY TO AN IRON PIN; THENCE WITH A CURVE RIGHT ALONG SAID RIGHT OF WAY HAVING A LENGTH OF 390.49 FT., A RADIUS OF 1042.83 FT. AND A BEARING OF NORTH 26 DEG. 02 MIN. 18 SEC. WEST, A CHORD 388.21 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, NORTH 14 DEG. 50 MIN. 31 SEC. WEST, 83.60 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTH PROPERTY LINE OF OSTEEN, SOUTH 85 DEG. 33 MIN. 54 SEC. EAST, 662.98 FT. BACK TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS, BY SURVEY OF R.L. MONTOYA, TENNESSEE LICENSE NO. 697.

BEING PART OF THE SAME PROPERTY CONVEYED TO NANCY L. KUERTZ BY WARRANTY DEED FROM EARL LOFTIS, UNMARRIED, RECORDED NOVEMBER 10, 2004 IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2:
LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR POND CREEK, THE SAME BEING A PART OF THE EAST PORTION OF A 52-ACRE TRACT ORIGINALLY OWNED BY WILLIAM R. FELTS AS SURVEYED BY S. H. HUTCHINSON, OCTOBER 24, 1950, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE PILE WITH LARGE BEECH POINTER IN THE NORTH LINE OF THE BENNIE PHILLIPS' PLACE, NOW OWNED BY JIM RANDALL, THE SAME ALSO BEING THE EAST CORNER OF THE ELEANOR ADAMS' PLACE; THENCE WITH RANDALL'S NORTH LINE NORTH 78 DEG. EAST 54 POLES TO THE CENTER OF OLD POND CREEK ROAD; THENCE CONTINUING ON THE SAME BEARING 20 POLES TO A SASSAFRAS (NOW GONE) IN THE WEST LINE OF THE BURL JOHNSON PLACE; THENCE NORTH 2 DEG. WEST WITH BURL JOHNSON'S WEST LINE 54 POLES TO A DOGWOOD IN JOHNSON'S WEST LINE, THE SAME ALSO BEING ARTHUR WILLIAMS' SOUTHEAST CORNER; THENCE WITH WILLIAMS' SOUTH LINE NORTH 88 DEG. WEST 40 POLES TO THE

WEST LINE THE SAME ALSO BEING ARTHUR WILLIAMS' SOUTHEAST CORNER

THENCE WITH WILLIAMS' SOUTH LINE NORTH 88 DEG. WEST 40 POLES TO THE MIDDLE OF OLD POND CREEK ROAD; THENCE WITH THE MIDDLE OF SAID ROAD AND ITS MEANDERS SOUTH 9 DEG. WEST 12-1/2 P
OLES; THENCE NORTH 88 DEG. WEST 28 POLES TO A SMALL WHITE OAK IN THE EAST LINE OF ADAMS' TRACT, SOUTH 1 DEGREE EAST 57.5 POLES TO THE POINT OF BEGINNING, CONTAINING 25.85 ACRES, MORE OR LESS.

INCLUDED IN THE AFOREDESCRIBED TRACT OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM IS A CERTAIN 5.17 ACRES TRACT OF LAND HAVING PREVIOUSLY BEEN CONVEYED BY JAMES KEETON, TO JOHN R. OSTEEN ET UX BY DEED OF RECORD IN BOOK 7455, PAGE 890 AND TRACT 1 AND TRACT 2 AS DESCRIBED IN A CERTAIN QUITCLAIM DEED OF RECORD IN BOOK 8510, PAGE 249, AND ALSO THAT 6.85 ACRE TRACT PREVIOUSLY CONVEYED TO NANCY L. KUERTZ, BY DEED OF RECORD IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE AFOREDESCRIBED TRACT OF LAND AND EXCLUSIONS THEREFROM BEING A TRACT OF LAND CONSISTING OF 1.71 ACRES LYING OFF OF OLD POND CREEK ROAD, DAVIDSON COUNTY, TENNESSEE, ALSO BEING KNOWN AS TAX MAP 100 PARCEL 3.00.

BEING PART OF THE SAME PROPERTY CONVEYED TO EARL LOFTIS BY WARRANTY DEED FROM NELLIE KEETON DAVIDSON, UNMARRIED, RECORDED ON THE 19TH DAY OF DECEMBER, 1990 IN DEED BOOK 8260, PAGE 499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO NANCY ROLFES BY QUITCLAIM DEED FILED FOR RECORD ON February 28, 2006 AS INSTRUMENT NUMBER 20060228-0022904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO NANCY L. KUERTZ BY WARRANTY DEED FROM EARL LOFTIS, UNMARRIED, RECORDED NOVEMBER 10, 2004 IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NANCY L. KUERTZ IS NOW MARRIED AND KNOWN AS NANCY ROLFES. LEO H. ROLFES, III. JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8296 Old Pond Creek Road, Pegram, Tennessee 37143
(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 10th day of March, 2006.

Nancy Rolfes

LEO H. Rolfes

STATE OF Tennessee
COUNTY OF Davidson

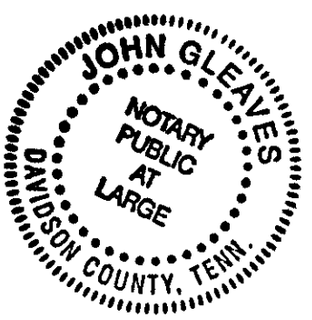
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Rolfes, and Leo H. Rolfes, III the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2006.

Notary Public

My Commission Expires: 7-2006

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903