WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 10:20 2 pgs
Fees:13.00 Taxes:229.40

20060328-0035077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

William H. Carver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF March 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20 ~~20~~, ~~2006~~ 2010 (AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

dlg

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Carver (NAME)	SAME AS NEW OWNER (NAME)	MAP 14
6538 Old Clarksville Hwy. (ADDRESS)	(ADDRESS)	PARCEL 13
Joelton, TN 37080 (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, WE, Robert J. Gafford and wife, Belinda Gafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Carver and Sandra A. Felts **as tenants in common with right of survivorship**

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:

Land in the Fourteenth Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, County Surveyor, dated August 24, 1948, as follows:

BEGINNING in the center of the Old Clarksville Pike at the southwest corner of the proprty conveyed to A. J. Williams and wife by deed from Clarence Moore, of record in Book 1380, page 117, Register's Office for Davidson County, Tennessee; thence with the center of said Pike, N. 75 deg. 51' W. 97.7 feet; thence northwardly 148 feet, more or less, to the southerly line of the property conveyed to Glenn Short and wife by deed from Clarence Moore and wife, of record in Book 1585, Page 431, said Register's Office; thence with said line, S. 58 deg. 23' E. 87.8 feet to the westerly line of said Williams' property; thence with said line, S. 20 deg. W. 126.8 feet to the beginning.

Being the same property conveyed to Robert J. Gafford by Warranty Deed from Clemmon O. Rediker, Herbert Rediker, Roy Rediker and Willie Mai Anderson as the heirs-at-law of W. R. Rediker, deceased and from Jimmy Clarence Rediker, Larry Daniel Rediker and Billy Sue McMahon as the heirs-at-law of Clarence Rediker, deceased, which deed is of record in Book 11567, Page 539, Register's Office for Davidson County, Tennessee. Said Warranty Deed is being recorded simultaneously herewith as Instrument No. 20060328.0035076 + B11567 P 539 in the Register's Office for Davidson County, Tennessee to correct the manner in which the said Clemmon O. Rediker executed same and further to add notary acknowledgements for the remaining parties executing said deed.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THE RIGHT-OF-WAY ~~XXXXXXXXX~~ OF OLD CLARKSVILLE HWY.

unimproved ( )
This is improved (X) property, known as 6538 Old Clarksville Hwy., 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 24th day of March 2006

Robert J. Gafford

Robert J. Gafford

Belinda Gafford

Belinda Gafford

STATE OF TENNESSEE
CCUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Gafford and wife, Belinda Gafford

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 Madison, Tennessee, this 24th day of March, 2006.

Commission expires March 25, ~~2006~~ 2010
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dlg

Notary Public

STATE OF TENNESSEE
CCUNTY 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

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY