208

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 15:09 3 pgs
Fees:18.00 Taxes:92.50

20060912-0113046

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Jesse O. Adcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES 9/22/07

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse O. Adcock	SAME	MAP 4
(NAME)	(NAME)	
8565 Whites Creek Pike		PARCEL 57
(ADDRESS)	(ADDRESS)	
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, Mary Ruth Devine, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse O. Adcock and Brenda J. Adcock

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:

BEGINNING at an existing pin located in the easterly margin of Riley Adcock Road, said pin being the northwesterly corner of the property conveyed to Joyce Baxter Butler by Instrument No. 20021025-130751 of record in the Register's Office for Davidson County, Tennessee;

Thence, with the easterly margin of Riley Adcock Road the following courses, North 29 degrees 58' 50" East, 103.34 feet to an iron pin along a curve to the right (Δ=96 degrees 03' 13"; R=235.53') a distance of 394.85 feet to an iron pin; South 53 degrees 57' 53" East, 384.93 feet, crossing the South Fork of Sycamore Creek, to a point on the east side of the South Fork of Sycamore Creek; Thence, South 11 degrees 26' 10" East, 104.74 feet to a point on the east side of the South Fork of Sycamore Creek; Thence, crossing said creek, South 80 degrees 35' 26" West, 296.00 feet, to an iron pin; Thence, North 31 degrees 05' 34" West, 322.54 feet to an iron pin; Thence, South 32 degrees 25' 26" West, 141.10 feet to an iron pin; Thence, North 73 degrees 11' 47" West, 200.65 feet to the point of beginning, containing 3.47 acres, more or less.

BEING part of the same property conveyed to Frank Adcock and wife, Ruth B. Adcock by Warranty Deed from Georgia W. Baxter, Nadine B. Cowley, Jerry R. Baxter, Mary Ruth Adcock, Roy Lee Baxter, Edward Baxter, Elizabeth Josephine Adcock, Annie May Thompson, Fred Baxter and Sideney Baxter, of record in Book

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4.610 Acres Riley Adcock 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 my hand this 5th day of September, 2006

Mary Ruth Devine

LEGAL DESCRIPTION CONTINUATION

2858, page 90, Register's Office for Davidson County, TN The said Frank Adcock having since died.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ruth Devine, Unmarried

the bargainor _____, 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 5th day of September, 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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