Davidson County DEEDWARR
Recvd: 01/19/07 13:46 2 pgs
Fees:13.00 Taxes:166.50
20070119-0007929

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John B. Stark
4211 Hermitage Road
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 75, PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gina P. Gaines and husband, Greg Gaines ,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John B. Stark and wife, Marilyn Stark,** 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:

Being a tract or parcel of land lying in the 4th Civil District of Davidson County, Tennessee and being Tract No. 2 of an unrecorded survey made by John Perry, Surveyor of Wilson County, Tennessee, on July 28, 1948 and according to said survey described as follows:

BEGINNING on an iron pipe at the northeast corner of this tract and at the southeast corner of Tract No. 1, Miss Lenna Cowgill's west boundary line; running thence north 59 1/2 deg. west, 320.8 feet to an iron pin in the center of Hadley's Bend Road, the southwest corner of Tract No. 1; thence south 1/4 degrees east, 125.2 feet to an iron pin in the center of said road, Mrs. Jesse Johnson's northwest corner; thence north side of an old cedar corner post; the north boundary line of Mrs. Jesse Johnson's Home Tract and Miss Lenna Cowgill's southwest corner; thence north 32 deg. east, 112.7 feet to the beginning and containing 0.72 of an acre, more or less.

Being the same property conveyed to Gina P. Gaines by deed from Guy Henderson Cowgill, dated March 12, 1991 of record in Book 8308, Page 475 and as re-recorded in Book 8351, Page 617, Register's Office, ~~Wilson~~ Davidson County, Tennessee.
Greg Gaines herein joins to convey any and all interests and rights he may have, if any.
This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including but not limited to restrictive covenants, easements, covenants and conditions as may be of record.
Acreage is for identification purposes only, exact acreage is not intended or insured.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as: **4211 Hermitage Road, Old Hickory, TN 37138.**

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 hands this 16th day of January, 2007.

Gina P. Gaines

Greg Gaines

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gina P. Gaines and husband, Greg Gaines the bargainor(s) 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 16th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07