WARRANTY DEED

AFTER RECORDING RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077-1733

Davidson County DEEDWARR
Recvd: 02/02/07 10:56 3 pgs
Fees:18.00 Taxes:1147.00

20070202-0013903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

K.J. LOCK NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe L. Wall	Joe L. Wall	9-20
(NAME)	(NAME)	
854 Wren Road	854 Wren Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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,

National Horseshoe Pitchers Foundation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe L. Wall and wife, Deborah L. Wall,

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:

SEE ATTACHED EXHIBIT A

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 7786 Whites Creek Pike, Joelton, TN
(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 30th day of January, 2007.

National Horseshoe Pitchers Foundation

By: David A. Loucks

David A. Loucks, President

STATE OF Arizona

COUNTY OF Mohave

I hereby certify that on this 30th day of January, 2007, Before me, a Notary Public of the state and county aforesaid, personally appeared David A. Loucks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of National Horseshoe Pitchers Foundation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal this 30th day of January, 2007.

Commission expires:
9-7-09

MARK L. KNOWLES
Notary Public, State of Arizona
Mohave County
My Commission Expires
September 07, 2009

Notary Public

#25417 |

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made of George W. Watkins, Surveyor, December 2, 1957, and revised October 6, 1958, as follows:

Beginning at an iron pin on the northeasterly margin of Springfield Pike, 547 feet southeasterly from the SW corner of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Huffman Watts of record in Book 1855, Page 471, Register's Office for Davidson County, Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence N. 26 deg 30' E 208 feet to a stake at post; thence N. 59 deg. 15' E. 2650 feet to a stake; thence N 9 deg. 10' W. 860 feet; thence N. 87 deg. 05' W. 1146 feet to a marked tree; thence S. 7 deg. 45' W. 139 feet to a 6 inch R. Oak; thence S. 1 deg. 20' E. with an old fence 232 feet to an iron pin in pile of stones; thence S. 72 deg. 30' W. 353 feet; thence S. 3 deg. 15' W. 410 feet to an old stake near post; thence N. 87 deg. 30' W. 236 feet to an old stake at post; thence S. 37 deg. 45' W. 223.5 feet to an iron pin; thence S. 18 deg. 15' E. 205 feet to an iron pin; thence S. 24 deg. 15' W. 942 feet to an iron pin; thence S. 48 deg. 15' W. 138 feet to the beginning, containing 57.5 acres, more or less.

Being the same property conveyed to National Horseshoe Pitchers Foundation, a Tennessee nonprofit corporation by Quitclaim Deed from R. Jack Freeman dated December 27, 1996 of record in Book 10305, Page 464, Register's Office for Davidson County, Tennessee.