203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 14:20 3 pgs
Fees:18.00 Taxes:1105.30

20070301-0025506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Joseph P Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2007

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

Notary Public

MY COMMISSION EXPIRES: 2/26/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Maloney (NAME)	Wells Fargo Bank, N.A. (NAME)	MAP 004-00-0
8440 Whites Creek Pike (ADDRESS)	7445 New Technology Way (ADDRESS)	PARCEL 214
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (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, William N. Edgin and wife, Dolores D. Edgin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph P. Maloney and wife, Hannah M. Maloney

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 iron pin set in the Easterly margin of Whites Creek Pike, U.S. 431, said iron pin being the Northwest corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362, in the Register's Office for Davidson County, Tennessee;

Thence, with the Easterly margin of Whites Creek Pike, along a curve to the left (Δ =06° 37′ 31"; R=2032.78 feet) a distance of 235.05 feet to an iron pin, the Southwesterly corner of Tract 2; Thence, along a new line created this survey and with the Southerly boundary of Tract 2 along the meanders of an existing fence, the following courses: South 89° 13′ 50" East, 376.28 feet to an iron pin; South 84° 19′ 05" East, 205.55 feet to an iron pin; South 83° 20′ 10" East, 141.78 feet to an iron pin; Thence, leaving said fence, South 73° 54′ 27" East, 428.79 feet to an iron pin; Thence, South 51° 57′ 11" East, 644.87 feet to an iron pin set in the middle of the drainage ditch leading to the pond; Thence, with the meanders of the drainage ditch feeding the pond, North 47° 41′ 34" East, 157.82 feet to an iron pin; Thence, North 51° 05′ 58" East, 170.45 feet to a point in the center of the pond; Thence, with the center of the pond, North 28° 25′ 29" East, 60.0 feet; Thence, continuing with the center of the pond, North 32°19′ 52" East, 275.00 feet to a point; Thence, leaving said pond, South 70° 43′ 41" East, 301.14 feet to an iron pin set in a

CONTINUED

This is unimproved ( ) improved (X) property, known as 8440 Whites Creek Pike, 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 & this 28th day of February 2007

William N. Edgin
William N. Edgin

Dolores D. Edgin
Dolores D. Edgin

LEGAL DESCRIPTION CONTINUATION

fence in the Westerly boundary of the property conveyed to James A. Hamilton, Jr. by deed of record in Book 6845, Page 733, Register's Office for Davidson County, Tennessee; Thence, with Hamilton's Westerly boundary, South 04° 21' 13' West, 67.35 feet to an iron pin located at the Northwest corner of the property conveyed to Fred Baxter, etus, by deed of record in Book 6847, Page 267, Register's Office for Davidson County, Tennessee; Thence, with Baxter's Westerly boundary, South 02° 40' 12" West, 589.57 feet to an iron pin located at the Northeast corner of the property conveyed to Julia M. Garrett by deed of record in Book 6113, Page 994, Register's Office for Davidson County, Tennessee; Thence, with Garrett's Northerly boundary, North 83° 17' 08" West, 1436.63 feet to an iron pin located at the Southeasterly corner of the property conveyed to W.B. Norton by deed of record in Book 4549, Page 445, Register's Office for Davidson County, Tennessee; Thence, with Norton's Easterly boundary, North 03° 16' 40" East, 399.83 feet to an iron pin located at the Northeast corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362, Register's Office for Davidson County, Tennessee; Thence, with the Northerly boundary of said Lot 2, North 88° 10' 47" West 836.38 feet to the point of beginning, containing 19.33 acres, more or less.

Being the same property conveyed to William N. Edgin and wife, Dolores D. Edgin by Quitclaim Deed of record by Instrument No. 20060411-0041626 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, 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 William N. Edgin and wife, Dolores D. Edgin

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 Goodlettsville, Tennessee, this 28th day of February, 2007.

Commission expires 9/17/07

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

Notary Public

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 w thin 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 _____.

W tness my hand and official seal at office at _____ on this the _____ day o? _____ .

My commission expires _____

_____
Notary Public