20B

WARRANTY DEED

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March 2007

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-01-2010
(AFFIX SEAL)

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
Glenn Pearson	SAME	MAP 012-00
(NAME)	(NAME)	
1920 Greer Road		PARCEL 094.00
(ADDRESS)	(ADDRESS)	
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, Davy L. Mayes and wife, Tanya Mayes

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

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:

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the South right of way of the Seaboard System Railroad and the Southwesterly right of way of Old Dickerson Pike, the Northeast corner of this tract and continuing with the Southwest right of way of Old Dickerson Pike as follows: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S. 22 deg. 50' 11", 62.14 feet to an iron pin; thence S. 31 deg. 45' 19" E, 193.17 feet to an iron pin in the Southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, Page 617, Register's Office for Davidson County, Tennessee; thence with the North boundary of said tract of land which belongs to J. T. Leeman as follows: S. 63 deg. 03' 16" W. 203.69 feet to an iron pin; thence N. 61 deg. 05' 14", with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, Page 180, Register's Office for Davidson County, Tennessee, thence N. 26 deg. 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the South right of way of the Seaboard System Railroad, a corner

CONTINUED

This is unimproved (X) improved property, known as 8029 Old Springfield Hwy., Goodlettsville, TN 37072
(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 9th day of March, 2007

Davy L. Mayes

Tanya Mayes

Davidson County DEEDWARR
Recvd: 03/13/07 10:07 3 pgs
Fees:18.00 Taxes:148.00

20070313-0030603

LEGAL DESCRIPTION CONTINUATION

to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50 degree angle from the center line of the main tract of the Seaboard System Railroad; thence S. 61 deg. 37' 30" E parallel with an 100.00 feet at a right angle from the center line of the main tract 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Sheppard, dated 6/19/85.

Being the same property conveyed to Davy L. Mayes and wife, Tanya Mayes by Warranty Deed dated June 18, 2001, from D. W. Carter and Frank Walden and wife, Lourie E. Walden, of record by Instrument No. 20010619-0065059 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 Davy L. Mayes and wife, Tanya Mayes

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 9th day of March 2007.

Commission expires 12/01/2010

D. Annette Mapler
Notary Public

ANNETTE MAPLER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires DEC. 1, 2010

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