20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/07 10:31 3 pgs
Fees:18.00 Taxes:177.60
20070410-0042456

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

x _____
Affiant

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

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 114, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dennis Sterry (NAME)	Same As New Owner (NAME)	MAP 009-00-0
8186 Jackman Road (ADDRESS)	(ADDRESS)	PARCEL 220.00
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, Jimmy N. Brinley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Dennis Sterry and wife, Mary K. Sterry

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:

LAND in the 1st Civil District of Davidson County, Tennessee, to wit:

BEING Tract No. 2 of the Old Jackman Place as shown on a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, Post Office Box 495, Ridgetop, Tennessee 37152, dated January 12, 1999, and more particularly described as follows:

BEGINNING at an iron pin in the south margin of Jackman Road, the same being the northernmost corner of Tract No. 1 of said survey; thence with the margin of Jackman Road, North 63 degrees 01 minute 00 seconds East 197.00 feet to an iron pin; thence around a curve to the right, having a radius of 1370.96 feet, a length of 337.33 feet; thence North 77 degrees 06 minutes 52 seconds East 368.83 feet to an iron pin in James D. Sterry's west line; thence with the west lines of James D. Sterry and Charles C. Sterry, South 04 degrees 16 minutes 59 seconds West 381.07 feet to a point, Charles C. Sterry's southwest corner and Ledford's northwest corner; thence with Ledford's west line, South 03 degrees 45 minutes 55 seconds West 290.10 feet to an iron pin, the common corner of this tract, Tract No. 1 of said survey, and Girard; thence North 64 degrees 31 minutes 07 seconds West 890.54 feet to the beginning, containing 6.900 acres, more or less.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8171 Jackman 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 9th day of April, 2007

Jimmy N. Brinley

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 Jimmy N. Brinley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 9th day of April 2007.

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

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Jimmy N. Brinley by Partition Deed, dated February 22, 1999, from Donald N. Brinley, Et Al, of record in Book 11349, page 94, 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.