WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/07 13:29 3 pgs
Fees:18.00 Taxes:684.50

20070427-0050515

SONDRA KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 1/20/08
(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
Jeffery D. Stone (NAME)	SAME (NAME)	MAP 3.00
2577 & 2527 Tinnin Road (ADDRESS)	(ADDRESS)	PARCELS 55.00 &
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27.00

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, Marc J. Himelick and wife, Roslind Himelick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Stone and wife, Cara A. Stone

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 10th Civil District of Davidson County, Tennessee, being described as follows:

TRACT NO. I:
Beginning at an existing iron stake, the most Southeast corner of this tract, a corner to Kenneth Isabel property of record in Deed Book 6344, Page 556, Register's Office for Davidson County, Tennessee, and being the most Northeast corner of William Ernest Pruitt; thence, with the line of said Pruitt, S. 54° 24' 28" W. 186.11 feet to an iron pin set at the junction of two branches, corner to said Pruitt, and Michael R. Busby property of record in Deed Book 5798, Page 973, Register's Office for Davidson County, Tennessee; thence, with a branch and the line of said Busby for the next seven calls as follows: S 83° 12' 28" W. 267.30 feet to an iron pin set; thence, S. 59° 51' 28" W. 99.00 feet to an existing iron pin; thence, N. 56° 50' 32" W. 613.80 feet to an iron pin set; thence, N. 38° 17' 32" W. 112.20 feet to an iron pin set; thence, N. 12° 28' 32" W. 99.00 feet to a point; thence, N. 45° 24' 32" W. 49.50 feet to an iron pin set; thence, N. 1° 10' 05" W. 98.65 feet to an existing iron pin on the West side of a branch by an elm tree, corner to said Busby, and a corner to Jesse Bruce; thence, with the line of said Bruce, N. 7° 27' 58" E. 612.57 feet to an existing iron pin at the top of a ridge, corner to said Bruce, and a corner to James H. George property of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 2527 & 2577 Tinnin Road, 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 10th day of April, 2007

Marc J. Himelick

Marc J. Himelick

Roslind Himelick

Roslind Himelick

LEGAL DESCRIPTION CONTINUATION

Deed Book 4969, Page 366, Register's Office for Davidson County, Tennessee; thence, with the line of said George N. 14° 22' 02" E. 42.34 feet to an existing corner rock, in the line of said George, and a corner to James R. Brown property of record in Deed Book 5157, Page 351, Register's Office for Davidson County, Tennessee; thence, with said Brown, S. 88° 26' 27" E. 564.96 feet to an existing corner rock, corner to said Brown; thence, continuing with the line of said Brown, S. 40° 56' 40" E. 485.82 feet to an iron pin set by a corner post on the North side of a private drive, corner to said Brown , and a corner to Charles B. Lassiter property of record in Deed Book 4856, Page 627, Register's Office for Davidson County, Tennessee; thence, with said Lassiter for a ways and then said Isabell, S. 13° 11' 37" E. 750.03 feet to the beginning, containing 24.89 acres, more or less, as described according to a survey by Ray C. Cole, Registered Land Surveyor No. 924, dated July 2, 1991.

TRACT NO. II:
Beginning at a stone, Robert Mayes' and C. Mathews' and P.E. Wilson' common corner; thence, with the line between said Wilson and Matthews, N. 45° E. 24 poles to the center of Old Road; thence with the center of said old road, S. 72° E. 78 feet to a stake; thence, in a straight line and in a Westerly direction 27 poles to a point in the line between said P.E. Wilson and Robert Mayes, 54 feet from common corner to Mayes, Matthews, and Wilson mentioned above; thence, with the line between said Mayes and Wilson, N. 10° W. 54 feet, to the point of beginning, containing one half (1/2) acres, more or less.

Being the same property conveyed to Marc J. Himelick and wife, Roslind Himelick by Warranty Deed dated June 16, 1995, from Charles Lassiter and wife, Connie D. Lassiter, of record in Book 9706, Page 395, 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 Marc J. Himelick and wife, Roslind Himelick

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 10th day of April 2007.

Commission expires 9/22/07

DANIEL L. 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 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