WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/07 13:09 4 pgs
Fees:23.00 Taxes:851.00

20070620-0073714

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy L. Curtis, Trustee (NAME)	same as New Owners (NAME)	02800001700 AND
517 Saddle Drive ~~4662 Grays Point Rd.~~ (ADDRESS)	(ADDRESS)	02800001800
Nashville, TN 37221 ~~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, Johnny L. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy L. Curtis, Trustee and Pamela J. Curtis, Trustee, Curtis Family Trust Trust

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" FOR LEGAL DESCRIPTION

SUBJECT
THIS CONVEYANCE IS MADE ~~SUBJECT~~ TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS: FURTHER SUBJECT TO A JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 6764, PAGE 791, Register's Office for Davidson County, Tennessee, further subject to the right-of-way of Grays Point Road and the flow of Marrowbone Creek and SUBJECT TO THE ASSUMPTION OF AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF $185,000.00 PAYABLE TO NATHAN WALL AND WIFE, PATRICIA WALL (Nathan Wall having since died) AND PAYABLE ACCORDING TO THE TERMS SET FORTH THEREIN AND RECORDED AS INSTRUMENT NO. 20040122-0008554, in the REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY.

unimproved ( )
This is improved (X) property, known as 4662 Grays Point Rd., 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 15th day of June 2007

Johnny L. Jones

Johnny L. Jones

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 Johnny L. Jones

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 Madison, Tennessee, this 15th day of June, 2007.

Commission expires March 20, 2010

Deanie L. Gregory
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

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A" - Page One

Land in Davidson County, Tennessee, and being Tract 1 on that certain survey dated 07 January 1997, and prepared by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P. O. Box 170, White House, Tennessee 37188, and being more particularly described as follows, to-wit:

TRACT 1: Beginning at an iron pin set in the northwesterly margin, 25 feet from the center line of Grays Point Road, the most southerly point of this tract, and being a corner to John M. Bennett, Jr. (Deed Book 6155, page 850);

THENCE, leaving said road and with the line of said Bennett for the next three calls as follows: North 29 degrees 10 minutes 38 seconds West for a distance of 308.27 feet to a concrete marker (found;

THENCE, North 41 degrees 26 minutes 38 seconds West for a distance of 185.30 feet to an iron pin set;

THENCE, North 44 degrees 29 minutes 14 seconds West for a distance of 646.50 feet to an iron pin set, a corner to said Bennett and a corner to tract 2, this survey;

THENCE, North 36 degrees 38 minutes 38 seconds West for a distance of 447.83 feet to an iron pin set by a gate post;

THENCE, South 28 degrees 29 minutes 09 seconds West for a distance of 595.23 feet to an iron pin set, a corner to said tract 2, and being in the line of Howard E. Bolton (deed book 7404, page 340),

THENCE, North 56 degrees 41 minutes 45 seconds West for a distance of 267.97 feet to an iron pin set, corner to said Bolton;

THENCE, South 33 degrees 18 minutes 15 seconds West for a distance of 100.00 feet to an iron pin set, a corner to said Bolton and in the line of Shelia D. Johnson (deed book 7750, page 945);

THENCE, North 56 degrees 41 minutes 45 seconds West for a distance of 2519.90 feet to an iron pipe found by a corner rock, a corner to Louise B. Vaughn (deed book 4588, page 197), and in the line of Curtis Roy Evans (deed book 7682, page 812);

THENCE, North 06 degrees 42 minutes 15 seconds East for a distance of 1748.70 feet to an iron pin set on the east bank of Marrowbone Creek, a corner to Forest F. Evans,

THENCE, South 41 degrees 56 minutes 20 seconds East for a distance of 567.38 feet to a corner rock (found);

THENCE, South 06 degrees 13 minutes 20 seconds East for a distance of 100.00 feet to a point.

THENCE, with the center of a hollow and creek branch for the next twelve calls as follows: South 17 degrees 53 minutes 34 seconds West for a distance of 457.07 feet to a point;

THENCE, South 10 degrees 15 minutes 57 seconds East for a distance of 300.00 feet to a point;

THENCE, South 23 degrees 42 minutes 22 seconds East for a distance of 245.00 feet to a point;

THENCE, South 48 degrees 46 minutes 37 seconds East for a distance of 219.00 feet to a point;

THENCE, South 43 degrees 19 minutes 29 seconds East for a distance of 177.00 feet to a point;

THENCE, South 73 degrees 44 minutes 25 seconds East for a distance of 310.00 feet to a 4'' Poplar tree;

THENCE, South 85 degrees 18 minutes 42 seconds East for a distance of 264.71 feet to a point;

THENCE, South 72 degrees 09 minutes 22 seconds East for a distance of 216.12 feet to a point;

THENCE, North 73 degrees 20 minutes 35 seconds East for a distance of 270.00 feet to a point;

THENCE, South 76 degrees 20 minutes 34 seconds East for a distance of 200.00 feet to a point;

THENCE, South 44 degrees 50 minutes 34 seconds East for a distance of 261.00 feet to a point;

THENCE, South 57 degrees 22 minutes 51 seconds East for a distance of 257.00 feet to a point in said branch, a corner to Steven C. Zeitlin;

THENCE, leaving said branch and passing an iron pin set at North 62 degrees 27 minutes 09 seconds East for a distance of 5.00 feet and in all a total of 557.55 feet to an iron pipe (found) in the line of said Zeitlin;

THENCE, South 27 degrees 48 minutes 58 seconds East for a distance of 290.07 feet to an iron pipe (found), a corner to Johnny L. Jones (deed book 4463, page 739);

THENCE, with said Jones, South 27 degrees 30 minutes 08 seconds East for a distance of 1724.15 feet to an iron pipe (found) in the northwesterly margin, 25 feet from the center line of Grays Point Road;

THENCE, South 61 degrees 57 minutes 36 seconds West for a distance of 217.47 feet to a point in the margin of said road;

THENCE, continuing with said road, South 63 degrees 32 minutes 40 seconds West for a distance of 94.33 feet to the beginning.

Said property contains 80.50 acres, more or less.

Being the same property conveyed to Johnny L. Jones, an unmarried man, by Warranty Deed from Nathan T. Wall and wife, Patricia Wall of record in Instrument No. 20040122-0008553, Register's Office for Davidson County, Tennessee.