20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/07 12:57 3 pgs
Fees:18.00 Taxes:92.50
20070904-0105817

MARY BIRDWRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF August 2007

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(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
Marvin T. Reed	SAME	MAP 44
(NAME)	(NAME)	
1389 Little Bear Hwy		PARCEL 39.00
(ADDRESS)	(ADDRESS)	
Gilbertsville, KY 42044		
(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, Maxey Ray Starks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin T. Reed

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 tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee. Being part of Parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28; said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office for said County; thence South 46 deg. 28' 00" east 407.41 feet to the true point of beginning; thence South 46 deg. 28' 00" east 30.02 feet to a point; thence South 41 deg. 45' 28" West 1072.30 feet to a point; thence North 46 deg. 49' 00" West 16.40 feet to a point; thence North 34 deg. 35' 00" West 562.30 feet to a point; thence North 49 deg. 16' 00" East 400.00 feet to a point; thence South 31 deg. 38' 06" East 501.43 feet to a point; thence North 41 deg. 45' 28" East 686.78 feet to the point of beginning.

Also conveyed herein is non-exclusive perpetual easement for purposes of ingress and egress in the following described land:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50

CONTINUED

unimproved (X)
This is improved ( ) property, known as 300 Claudia Drive, Old Hickory, TN 37138
(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 23rd day of August, 2007

Maxey Ray Starks

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LEGAL DESCRIPTION CONTINUATION

foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence north 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg. 28' East 25.03 feet to a point; thence South 34 deg. 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

BEING the same property conveyed to Maxey Ray Starks by Final Decree from Lillian Kathryn Starks of record by Instrument No. 20070116-0006391, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is unimproved land and is not the principal residence of the Grantor.

Pg 2 of 2 Warranty Deed 8/24/07
300 Claudia Dr.

STATE OF FLORIDA
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAXEY RAY STARKS, the bargainor(s), 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 OCALA **, Florida., this the 23rd day of August, 2007.**

Notary Public

JOHN R. BURNS, JR.
MY COMMISSION # DD 470797
EXPIRES: October 3, 2009
Bonded Thru Notary Public Underwriters

My Commission Expires:
10/3/09

(SEAL)