203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/07 13:40 3 pgs
Fees:18.00 Taxes:388.50

20071001-0116554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Jean C. Yount
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 10/23/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean C. Yount	SAME	Map 6, Parcel 13
(NAME)	(NAME)	(Davidson County)
1861 Highway 41 South		and
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		Map 140, Parcel 31
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	(Robertson County)

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, William A. Cummings, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean C. Yount and William E. Yount, Both Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Robertson/Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1 - DAVIDSON COUNTY

BEGINNING at an iron pin in the Easterly right of way of Greer Road, said pin being the intersection of E.W. Adams' Northerly boundary line as described and recorded in Deed Book 2902, Page 23, Register's Office for Davidson County, Tennessee; thence with said Easterly right-of-way and being 20 feet from the centerline of said Greer Road; thence with a curve in said right-of-way concave to the West and having a radius of 764.828 feet, an arc distance of 144.49 feet to a point along said curve; thence leaving said right-of-way with the Easterly boundary line of property owned by Alice Swift, as described and recorded in Deed Book 122, Page 33, and Deed Book 217, Page 362, Register's Office of Robertson County, Tennessee, North 6° 34' East 232.80 feet to an iron pin, said pin being the Southeast corner of property owned by James Swift, as described and recorded in Deed Book 135, Page 162, Register's Office for Robertson County, Tennessee; thence continuing on the same line and said Swift's Easterly boundary line, North 6° 34' East 233.66 feet to an iron pin; thence with the boundary line of property owned by Henry H. Gilliam, as described and recorded in Deed Book 5381, Page 614, Register's Office for Davidson County, Tennessee; South 70° 26' East 439.00 feet to a concrete monument; thence continuing with said Gilliam's line, South 15° 27' West 582.00 feet to a concrete monument in said Adams' Northerly boundary line;

CONTINUED

This is improved (X) property, known as 3524 Greer Road, Goodlettsville, TN 37072 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 26th day of September, 2007

William A. Cummings

LEGAL DESCRIPTION CONTINUATION

thence with said Adams' Northerly boundary line North 68° 24' West, 289.82 feet to the beginning.

TRACT 2 - ROBERTSON COUNTY

BEGINNING at an iron pin, said pin being the Northeast corner of a tract conveyed from James Swift to Alice Swift, described and recorded in Deed Book 217, Page 362, Register's Office for Robertson County, Tennessee; thence with the Westerly boundary line of property owned by Alice Swift, as described and recorded in Deed Book 2482, Page 458, Register's Office for Davidson County, Tennessee; South 6° 34' West 232.80 feet to a point on a curve in the Easterly right-of-way of Greer Road, said curve being concave to the West and having a radius of 764.828 feet; thence with said curve and right-of-way, an arc distance of 75.57 feet to the point of tangency; thence, with said right-of-way North 28° 11' West 106.70 feet to an iron pin; thence, leaving said right-of-way with the Southerly boundary line of property owned by James Swift, as described and recorded in Deed Book 135, Page 162, Register's Office for Robertson County, Tennessee; thence North 57° 46' East 129.31 feet to the beginning.

Being the same property conveyed to William A. Cummings, unmarried by Warranty Deed dated August 15, 1979, from Alice Swift, a widow, of record in Book 5486, Page 762, Register's Office for Davidson County, Tennessee and Deed Book 219, Page 452, Register's Office for Robertson 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 William A. Cummings, Unmarried

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 26th day of September 2007.

Commission expires 8/23/11

DANIEL T. 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