PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/09/08 10:25 2 pgs
Fees:13.00 Taxes:1258.00

20080509-0048166

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Helen M. Stewart, an unmarried individual, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Robert Cherryholmes and wife, Sandra L. Cherryholmes ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TN AND BEING DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A POINT ON THE EASTERLY MARGIN OF FREEMAN HOLLOW ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE JACKIE TATUM LAND; THENCE WITH THE SAID MARGIN N01°02'15"E 10.00' TO A POINT; THENCE N03°43'29"E 40.46' TO A POINT; THENCE LEAVING THE SAID MARGIN N85°32'22"E 400.00' TO A POINT; THENCE N07°03'56"E 101.24' TO A POINT; THENCE S82°56'04"E 65.57' TO A POINT; THENCE N84°22'52"E 332.28' TO A POINT; THENCE S87°03'27"E 875.26' TO A POINT; THENCE S02°56'33"W 239.19' TO A POINT; THENCE N84°44'49"W 359.44' TO A POINT; THENCE WITH TATUM'S LINE THE FOLLOWING CALLS: N03°02'03"W 146.57' TO A POINT; THENCE S85°32'22"W 1309.91' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

TRACT 2:
BEGINNING AT A POINT ON THE EASTERLY MARGIN OF FREEMAN HOLLOW ROAD, SAID POINT OF BEGINNING BEING THE N/W & S/W CORNER OF THE JEFFREY T. ANDERSON LAND OF RECORD IN BOOK 6905, PAGE 825, R.O.D.C., TN; THENCE WITH ANDERSON'S LINE THE FOLLOWING THREE CALLS: S82°56'04"W 465.44' TO A POINT; THENCE N84°22'52"E 330.46' TO A POINT; THENCE S87°03'27"E 1139.26' TO A POINT IN THE LINE OF THE EDWARD B. PARKER LAND OF RECORD IN BOOK 3225, PAGE 304, R.O.D.C., TN.; THENCE WITH PARKER'S LINE S01°32'43"W 300.08' TO A POINT; THENCE LEAVING PARKER'S LINE N84°44'49"W 267.79' TO A POINT; THENCE N02°56'33"E 239.19' TO A POINT; THENCE N87°03'27"W 875.26' TO A POINT; THENCE S84°22'52"W 332.28' TO A POINT; THENCE N82°56'04"W 65.57' THENCE S07°03'56"W 101.24' TO A POINT; THENCE S85°32'22"W 400.00' TO A POINT ON THE EASTERLY MARGIN OF THE SAID FREEMAN HOLLOW ROAD; THENCE WITH THE SAID MARGIN N03°43'29"E 231.56' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOSEPH R. STEWART TO JOSEPH R. & HELEN M. STEWART AS RECORDED ON THE 24TH DAY OF JUNE, 1988 IN BOOK 7583, PAGE 361 AND WARRANTY DEED FROM MORRIS E. AYERS AND WIFE, WILMA SMITH AYERS TO JOSEPH R. STEWART AND WIFE, HELEN M. STEWART AS RECORDED ON THE 11TH DAY OF JUNE, 1986 IN BOOK 6884, PAGE 77, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOSEPH R. STEWART SUBSEQUENTLY DIED ON APRIL 12, 2005 LEAVING HELEN M. STEWART AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **Map 011, Parcel 142.00 and Map 011, Parcel 151.00**

This is improved property located at: **3234 Freeman Hollow Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **7th** day of **May, 2008.**

Helen M. Stewart

Helen M. Stewart

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Helen M. Stewart** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **7th** day of **May, 2008.**

C.M. Corriveau

Notary Public

My Commission Expires:
3-21-09

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **7th** day of **May, 2008.**

Mary Birthright

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: 11-7-11

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Owner's Name: **Robert Cherryholmes and Sandra L. Cherryholmes**

and Address: **3234 Freeman Hollow Road, Goodlettsville, TN 37072**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner @ P.O. Box 710
Ridgetop, TN 37152