Davidson County DEEDWARR
Recvd: 07/07/08 09:11 3 pgs
Fees:18.00 Taxes:88.80
20080707-0069389

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Glenn Segroves	SAME	Map 138
15730 Central Pike		Parcel 22
Lebanon, TN 37090		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **John M. Pickard and wife Mildred L. Pickard**, have this day bargained and sold and by these presents to hereby transfer and convey to **Glenn Segroves and wife Irma Segroves**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, and formerly registered in the 1st District of Rutherford County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, May 1, 1947, as follows:
>
> Beginning at a point in the center of Couchville Pike 421.4 feet easterly from the boundary line of a tract of land owned by Geo. I. Waddey, said point being in the northern boundary line of the Walter Scruggs Home Tract; thence North 6 deg. 17' 37" East 268.69 feet to an iron pin; thence South 83 deg. 42' 46" East 119.40 feet to an iron pin; thence South 6 deg. 43' 13" West 335.73 feet to a point in the center of Couchville Pike, 200 feet northwesterly from the intersection of the center line of said Couchville Pike and the westerly margin of a 30 foot reserved strip; thence with the center of said Couchville Pike, North 47 deg. 08' 50" West 134.7 feet to beginning.
>
> BEING that same property conveyed to John M. Pickard and wife, Mildred L. Pickard by deed from Emad K. Hamed and wife, Olvat Hamed of record in Instrument #20010904-0095160, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to overhead electric easement; right-of-way for Couchville Pike; any and all utility easements of record or by prescription in place upon said property; all of the Register's Office for Davidson County, Tennessee.

This is property known as: Couchville Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2008 real property taxes, which taxes are being prorated between parties, the grantors giving unto the grantees their proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 1st day of July, 2008.

John M. Pickard

Mildred L. Pickard

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John M. Pickard and Mildred L. Pickard, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 1st day of July, 2008.

Notary Public

My Commission Expires: 8-16-2009

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 1st day of July, 2008.

Notary Public

My Commission Expires: 8-16-09

DAWN COOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY