Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Glenn Segroves	SAME	Map 138
15730 Central Pike		Parcel 23
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:

Property lying in eastern Davidson County, Tennessee and bounded on the west by property belonging to John M. Pickard, record not determined, on the north by property belonging to John Pickard of record in Deed Book 11389, page 651, on the east by property belonging to Robert Beckham of record in Deed Book 5440, page 994 and bounded on the south by Couchville Pike and more specifically described as follows:

Beginning on a PK nail in the centerline of Couchville Pike at a point approximately 1,852 feet east of the intersection of Couchville Pike and South Mt. Juliet Road, said PK nail being the southwest corner of the herein described tract and the southeast corner of Pickard; thence N 06 deg. 43' 13" E, 34.80' through an iron pin at the north margin of the 60' R.O.W. of Couchville Pike and continuing an additional 335.73' for a total distance of 370.53' to an iron pin, the northwest corner of the herein described tract; thence S 83 deg. 42' 46" E, 135.64' to an existing iron pin in an old fence on the western margin of an old thirty foot access road and western boundary of Beckham, and being the northeast corner of the herein described tract thence with Beckham's west line S 03 deg. 50' 00"W, 448.43' through an iron pin set on the north margin of the 60' R.O.W. for Couchville Pike and continuing an additional 40.76' for a total distance of 489.19' to a PK nail in the center of Couchville Pike, the southeast corner of the herein described tract and the southwest corner of Beckham; thence with the centerline of Couchville Pike, around a curve to the left with a radius of 1,368.51' a distance of 198.62', and having a chord bearing of N 47 deg. 08' 47" W, a chord distance of 198.44' to a PK nail, the point of beginning and containing 1.432 acres, more or less, according to a survey by Galyon W. Northcutt, RLS #1529, dated November 8, 2001.

Davidson County DEEDWARR
Recvd: 07/07/08 09:11 3 pgs
Fees:18.00 Taxes:103.60
20080707-0069390

BEING that same property conveyed to John M. Pickard and wife, Mildred Pickard by deed from Cecilia N. Adkins, Heir at Law of J.W. Adkins of record in Instrument #20020117-0006884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to ~~a health department septic tank letter of record in Book 8299, page 28,~~ 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 $ 28,000.00 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