Davidson County DEEDWARR
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Fees:18.00 Taxes:677.10
20081027-0107071

This instrument prepared by:
Sam M. Balthrop
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Brenda Apple and Theresa A. Bradford,
Both unmarried

TO:

Nathan J. Crutchfield
P.O. Box 952
Jeelton, Texas 37080

MAP & PARCEL:
014-00-0-046-06

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Brenda Apple and Theresa A. Bradford, both unmarried, Grantors herein, have bargained and sold and by these presents do convey unto Nathan J. Crutchfield, Grantee herein, his heirs and assigns, the following described property:

PARCEL A:
Two tracts of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E, Medlin, Surveyors, April 12, 1963, as follows:

TRACT NO. 1: Beginning at a point on the westerly margin of Bidwell Road north 2 deg. 30' east 3250 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791.35 feet thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 791.31 feet to the beginning, containing 2.72 acres, more or less.

TRACT NO. 2: Beginning at a point on the westerly margin of Bidwell Road north 2 deg. 30' east 3100 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791.31 feet; thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 791.26 feet to the beginning, containing 2.72 acres, more or less.

PARCEL B:
Being two tracts of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

TRACT NO. 1: Beginning at a point on the westerly margin of Bidwell Road north 2 deg. 30' east 2950 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791.26 feet; thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 791.22 feet to the beginning, containing 2.72 acres, more or less.

TRACT NO. 2: Beginning at a point on the westerly margin of Bidwell Road north 2 deg. 30' east 2800 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791.22 feet; thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 791.17 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is 4.0 acres, more or less, conveyed to The State of Tennessee by deed of record in Book 4536, page 186, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is that certain tract of land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Apple & Bradley Lot, 7229 Bidwell Rd., of record as Instrument No. 20030108-0003663, Register's Office for Davidson County, Tennessee.

And being a part of the same land conveyed to Grantors by deeds of record as Instrument No. 20030617-0082970 and in Book 11455, page 957, both in the Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the property is unencumbered except as shown of record. We do further covenant and bind our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 24th day of October, 2008.

Brenda Apple 10/24/08
BRENDA APPLE

Theresa A. Bradford
THERESA A. BRADFORD

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BRENDA APPLE and THERESA A. BRADFORD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 24 day of October, 2008.

NOTARY PUBLIC

My commission expires: 12-13-10

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 183000.

Grantee

SWORN to and subscribed before me

this the 24th day of October, 2008.

NOTARY PUBLIC

My commission expires: 12-13-10