WARRANTY DEED

BILL GARRETT, Davidson County
T20090017306 DEEDWARR
Recvd: 03/16/09 10:12 3 pgs
Fees:18.00 Taxes:758.50
20090316-0023181

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2009

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Cartwright	Thomas Lewis	01400001900
(NAME)	(NAME)	
6806 Clarksville Pike	100 Stillwater Trail	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer M. Cartwright

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

A certain tract or parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated June 27, 2000 as follows:

BEGINNING at an iron rod (new) at the intersection of the northerly margin of Clarksville Pike and the easterly margin of Harper Road; thence along the margin of Harper Road, North 10 degrees 33 minutes 17 seconds East, 439.50 feet to an iron rod (old); thence leaving said margin, South 78 degrees 40 minutes 28 seconds East, 435.00 feet feet to a pipe (old); thence South 77 degrees, 52 minutes 12 seconds East 482.37 feet to an iron rod (old) in a north and south fence; thence along said fence line the following calls; South 16 degrees 07 minutes 37 seconds West 550.56 feet to an iron rod (old); thence South 21 degrees 02 minutes 16 seconds West 141.76 feet to an iron rod (old) at the intersection of the previously mentioned north and south fence and a fence line running westerly; thence along said westerly fence, North 64 degrees 25 minutes 59 seconds West 322.50 feet to an iron rod (old); thence continuing along said fence, North 64 degrees 01 minutes 39 seconds West 227.50 feet to an iron rod (old); thence alond fence line to the south, South 22 degrees 32 minutes 00 seconds West, 212.60 feet to an iron rod (new), said point falling on the northerly margin of Clarksville Pike; thence along the margin of Clarksville Pike following a curve to the right, said curve having a radius of 5655.00 feet to an arc length of 300.65 feet to the point of beginning, containing 504,843.113 square feet and/or 11.39 acres, more or less.

Being the same property conveyed to Thomas Lewis from Mary Robbins by Warranty Deed of record as Instrument Number 20050324-0032096, re-recorded as Instrument Number 20050617-0069665, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 6806 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of March, 2009

Thomas Lewis

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 Thomas Lewis

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 Madison, Tennessee, this 12th day of March, 2009.

Commission expires March 20, 2010

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

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF CLARKSVILLE PIKE.