09070035

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

BILL GARRETT, Davidson County
Trans:T20090046916 DEEDWARR
Recvd: 07/13/09 14:25 2 pgs
Fees:13.00 Taxes:82.88
20090713-0065348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,400.00

Ernest Midgett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2009.

Howard M. Smith
NOTARY PUBLIC

My Commission expires:

HOWARD M. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JUNE 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ERNEST C. MIDGETT, JR.	ERNEST C. MIDGETT, JR.	Map:02100036200 Parcel:
(NAME) 5215 Rawlings Road	SAME	
(ADDRESS) Joelton TN 37080	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09070035

Warranty Deed

For and in Consideration Of the sum of $22,400.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM E. FARMER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERNEST C. MIDGETT, JR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 15, 1992, as follows:

Shown as Lot 2 Edwin T. Gienger property recorded in Plat Book 8250, page 176, said Register's Office.

Beginning at an iron pin (new) in the northerly margin, 25 feet from the center line of Rawlings Road, the most southwest corner of this tract, a common corner to Tract 1, this survey and being located along the margin of said road, North 82° 49' 32" East 162.42 feet from a concrete monument, corner to Katherine Lynn Evans (Deed Book 8362, page 598), thence, from said beginning point, leaving said road and with said Tract 1, North 10° 22' 50" East 1055.82 feet to an iron pin (new), corner to Tract 1 and in the line of Mark Morrow (Deed Book 8727, page 635), thence, with said Morrow, North 51° 51' 33" East 187.45 feet to a point in the center of a branch, corner to Tract 3, this survey, thence, with said Tract 3, South 08° 59' 41" West passing an iron pin (new) on the south bank of branch at 15.00 feet and in all a total of 1145.17 feet to an iron pin (new) in the northerly margin of said Rawlings Road; thence, with the margin of said road and a curve the right having a delta angle of 5° 17' 31", a radius of 757.29 feet, an arc length of 69.94 feet to an iron pin (new); thence, continuing with said margin, East, 82° 19' 32" West 90.44 feet to the beginning, containing 3.52 acres more or less.

Being the same property conveyed to WILLIAM E. FARMER by deed from JUDITH FAYE CARUTHERS, UNMARRIED, of record as Instrument No. 20020624-0075343, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1. Davidson County taxes for 2009 which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 8250, page 176, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 8919, page 180, Register's Office for said County.

This is unimproved property known as 5200 RAWLINGS ROAD, JOELTON, Tennessee 37080

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of July, 2009

William E. Farmer
WILLIAM E. FARMER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM E. FARMER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 9th day of July, 2009.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012