BILL GARRETT, Davidson County
Trans:T20090067487 DEEDWARR
Recvd: 10/05/09 08:36 2 pgs
Fees:13.00 Taxes:351.50
20091005-0092052

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2009.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Gwen Renee Huffman 4977 Toney Carroll Road Ashland City, TN 37015	New Owner	57.00-115.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard W. Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gwen Renee Huffman and husband, Richard W. Hall,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEGINNING at an iron pin at the base of a 12-inch hickory, said pin being the Southwest corner of the property conveyed to Toney Carroll, Sr. and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, Elizabeth Johnson Hardin, Mary Johnson Robinson, Rosie Lee Johnson Bowers, Minnie Marie Johnson Dowdy, Sarah Juanita Young Martin, and Kathryn Loretta Young Wilson, of record in Book 4149, Page 257, of the Register's Office of Davidson County, Tennessee;
THENCE, South 4 deg. 19 min. 48 sec. East 781.0 feet to an iron pin:
THENCE, North 57 deg. 31 min. West, 520.0 feet to an iron pin at the center of the ridge;
THENCE, South 75 deg. 00 min. West, 200.00 feet to an iron pin;
THENCE, due West 80.66 feet to an iron pin on the West side of the hill;
THENCE, North 4 deg. 19 min. 48 sec. West, 490.11 feet to a spike in the centerline of a dirt road leading to the Toney Carroll, Sr. property;
THENCE, with the centerline of said dirt road, the following calls:
North 74 deg. 40 min. 32 sec, East, 106.73 feet to a point; thence North 59 deg. 23 min. 07 sec. East, 188.97 feet to a point; thence North 43 deg. 40 min. 48 sec. East, 121.17 feet to a point; thence North 32 deg. 38 min. 10 sec. East, 61.74 feet to a point; thence North 10 deg. 37 min. 12 sec. East, 45.84 feet to a point; thence North 14 deg. 49 min. 04 sec. East, 36.31 feet to a point; thence North 42 deg. 59 min. 38 sec. East, 44.50 feet to a point; thence North 50 deg. 39 min. 34 sec. East, 102.56 feet to a point; thence North 60 deg. 04 min. 52 sec. East, 82.32 feet to a point; thence North 55 deg. 54 min. 02 sec. East 89.79 feet to a fence post on the South margin of said road;
THENCE, South 3 deg. 29 min. 21 sec. East, 51.08 feet to an iron pin;
THENCE, South 4 deg. 19 min. 48 Sec. East, 420.84 feet to the point of BEGINNING, containing 12.33 acres, more or less, according to the survey of William Martin Keel, RLS, dated April 23, 1985, Job No. 1423.

BEING the same property conveyed to Richard W. Hall by Warranty Deed from Toney S. Carroll, Jr. and wife, Judy P. Carroll, dated October 9, 1987, recorded October 17, 1987, in Book 7378, Page 219, Register's Office for Davidson County, Tennessee.

Included in the above described real property is a mobile home located on said land, Serial No. GAFL2AD49342253 and Serial No. GAFL2BD49342253 manufactured by Fleetwood Enterprises, the same being permanently affixed to the realty and intended to constitute an improvement to real property, and not an item of personal property.

Gwen Renee Huffman, wife of Richard W. Hall, joins in this conveyance to convey any and all marital rights, title and interest to the above described property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Title to any portion of said land lying within the bounds of any road or highway.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4977 Toney Carroll Road, Ashland City, TN 37015

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of September, 2009.

Richard W. Hall

Gwen Renee Huffman

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 **Richard W. Hall and Gwen Renee Huffman**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075