RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20100018680 DEEDWARR
Recvd: 03/31/10 10:11 2 pgs
Fees:13.00 Taxes:148.00

20100331-0023849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-03-2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Cayton	James A. Cayton	04405019400
(NAME)	(NAME)	
4431 Andrew Jackson Pkwy.	4431 Andrew Jackson Pkwy.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Margaret Lee Boren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Cayton, 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:

Two tracts of Land in Davidson County, Tennessee, being described as follows:

TRACT NO. I: A small tract of land in the 4th Civil District of Davidson County, Tennessee in Jones' or Hadley's Bend of Cumberland River, and more particularly described as follows:

BEGINNING at a point on the southwest side of the Concrete Boulevard as marked by an iron pin, said point being 17 1/2 feet from the center of said Boulevard and 57 feet from the concrete monument of one of DuPont's corners and running thence with the margin of the right-of-way of said Concrete Boulevard, northerly 48 deg. 37' westerly 80 feet to an iron pin; thence at right angles southwesterly 80 1/2 feet to an iron pin situated 12 1/2 feet from the center of the Tennessee Central Railroad track; thence southeasterly parallel to Concrete Boulevard 80 feet to an iron pin which is 12 1/2 feet from the center of the railroad track; thence at right angles northeasterly 81 1/2 feet to the point of beginning and containing 1/6 of an acre, more or less.

Being the same property conveyed to Mildred Miles by Warranty Deed from Earl Green and wife, Mildred Green, which deed is dated October 16, 1967 and recorded in Book 4229, Page 633 in the Register's Office for Davidson County, Tennessee.

TRACT NO. II: Land in Davidson County, Tennessee, being Tract No. 14 of the Nashville Industrial Corporation holdings in Old Hickory, Tennessee, described as follows to-wit:

BEGINNING on an iron pipe in the north edge of Tennessee Central Railroad right-of-way center line of track south, corner Spur Oil Co. purchase, now Beer Garden and runs as follows: North 41 deg. 25 min. East 74 feet to an iron pipe in the south edge of Swinging Bridge Road right-of-way; thence South 48 deg. 35 min. East 59.5 feet, (per warranty deed) 43.18 feet (per survey by John D. McCormick, RLS # 674, dated February 9, 2009.) with south edge of right-of-way to an iron pipe; thence with the curve of 194 feet radius turning left, South 5 deg. 35 min. East 104 feet (per deed) 117.03 feet per said survey) to an iron pipe in the north edge of Tennessee Central Railroad right-of-way; thence North 48 deg. 35 min. East 133 feet to the beginning and containing 0.15 acres, more or less, according to a survey by L. C. Petty & Co. of Carthage, Tennessee, dated June, 1958.

Being the same property conveyed to Mildred Miles by Warranty Deed from Nashville Industrial Corporation which deed is dated October, 1971 and recorded in Book 4585, Page 797, in the Register's Office for Davidson County, Tennessee.

The said Mildred Miles having since died on 9-10-1994 and by the Last Will and Testament of Mildred Miles Green subject property was devised to Margaret Lee Boren, Case No. 94P 1399, Probate Court for Davidson County, Tennessee..

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD AND SWINGING

BRIDGE ROAD.

unimproved ☐

This is improved ☑ property, known as 333 Swinging Bridge Road, Old Hickory, TN 37138

(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 26th day of March, 2010.

Margaret Lee Boren

STATE OF Florida

COUNTY OF

On this 26th day of March, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret Lee Boren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2/23/2014

Notary Public

ANGELA D HALL
MY COMMISSION # DD962403
EXPIRES February 23, 2014
(407) 398-0153 FloridaNotaryService.com