BILL GARRETT, Davidson County
Trans:T20100041632 DEEDWARR
Recvd: 07/07/10 14:04 5 pgs
Fees:28.00 Taxes:240.50

20100707-0053269

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

H.Hambrick

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF July, 2010

Howard M. Knight

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 9, 2012

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
(NAME) HAYWOOD HAMBRICK	(NAME) Same	48-35 (PART)
(ADDRESS) 4461 Enchanted Cr.	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37218	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I

JUDY ELAINE GRAVES, JAMES HENRY GRAVES AND MARY ANN GRAVES DUDLEY

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

HAYWOOD HAMBRICK

hereinafter called the **GRANTEE**, his heirss and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2010, which have been prorated and assumed by the Grantee.

2. Easement for sanitary sewers and/or storm drainage across said property of record in Book 7461, page 817, Register's Office for said County..

3. Maintenance obligations with respect to Ingress/egress & utility easement retained in the deed.

This is improved property known as 5.05 acres, Clarksville Pike, Whites Creek, TN 37189

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 GRANTEE, its successors 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 3rd day of July, 2010.

Judy Elaine Graves
JUDY ELAINE GRAVES

James Henry Graves
JAMES HENRY GRAVES

Mary Ann Graves Dudley
MARY ANN GRAVES DUDLEY

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 JUDY ELAINE GRAVES, JAMES HENRY GRAVES AND MARY ANN GRAVES DUDLEY, the 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 and official seal at office this 3rd day of July, 2010.

Howard M. Shipworth
Notary Public

My Commission expires: _____



EXHIBIT "A"

Land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey by Chandler Surveying, Project No. 425, dated October 9, 2008, as follows:

Beginning at an existing iron rod in the north margin of U. S. Highway 41-A, being the southeast corner of Phyllis Denise Takington, as of record in Book 9934, page 86, Register's Office for Davidson County, Tennessee, and being the common corner to Judy E. Graves, James H. Graves, and Mary A. G. Dudley as of record in Instr: 20080205-0011990, R.O.D.C.;

Thence with the common line of said Tarkington and Graves and following the west line of a 50' permanent ingress/egress & Utility easement, N. 03 deg. 00' 01" W a distance of 524.95' to an existing iron rod and being the point of beginning of this tract;

Thence N 54 deg. 21' 38" W a distance of 250.19' to an existing iron rod, being the northwest corner of said Tarkington and the northeast corner of Marc Sutton as of record in Instr: 20080623-0064675, R.O.D.C. (Also known as Lot 2 of Sutton Subdivision as of record in Instr: 20080512-0048898, R.O.D.C.); thence with said Sutton N 19 deg. 57' 27" W a distance of 543.89' to an existing iron rod, being the northwest corner of Timothy Dansby, as of record in 20080623-0064674, R.O.D.C. (Also known as Lot l of said Sutton Subdivision), and the common corner of Steve Blair as of record in Instr: 20070809-0095146, R.O.D.C.,:

Thence with said Blair, N 16 deg. 14' 27" E a distance of 138.74 ' to an existing iron rod;

Thence with a new line and severing the property of said Graves and Dudley, S 81 deg. 06' 52" E a distance of 393.26' to a set iron rod at the northwest terminus of a 50' permanent ingress/egress and utility easement;
Thence with the west line of said easement S 03deg. 00' 41" W a distance of 730.48' to an existing iron rod which is the point of beginning, having an area of 219978 square feet, 5.05 acres, more or less.

TOGETHER WITH A 50' PERMANENT INGRESS/EGRESS AND UTILITY EASEMENT, DESCRIBED AS FOLLOWS:

Beginning at an existing iron rod in the north margin of U. S. Highway 41-A, being the southeast corner of Phyllis Denise Tarkington, as of record in Book 9934, page 86, Register's Office for Davidson County, TN., and being the common corner to Judy E. Graves, James H Graves, and Mary A. G. Dudley, as of record in Instr: 20080205-0011990, R.O.D.C.;
Thence with the common line of said Tarkington and Graves and following the West line of a 50' permanent ingress/egress & utility easement, N 03 deg. 00' 01" W a distance of 524.95' to an existing iron rod, being the southeast corner of a 5.05 acre Tract;
Thence with the east line of said 5.05 acre tract and with the west line of said easement N 03 deg. 00' 41" E a distance of 730.48' to a set iron rod; thence with the north terminus

of said 50' Easement S 81 deg. 06' 52" E a distance of 50.36 feet to a point in the west line of William Thompson, Jr., as of record in Deed Book 8635, page 6, R.O.D.C.;
Thence with said Thompson and with the ease line of said easement S 03 deg. 00' 41" E a distance of 1282.30' to an existing concrete monument in the north margin of U. S. Highway 41-A, being the southwest corner of said Thompson, and the southeast corner of said Graves and Dudley;
Thence with said margin N 54 deg. 21' 23" W a distance of 59.37' to an existing iron rod, which is the point of beginning having an area of 63540 square feet, 1.46 acres, more or less.

Being part of the same property conveyed to Judy Elaine Graves, James Henry Graves and Mary Ann Graves Dudley, by deed from Judy Elaine Graves, executor of the estate of Mattie Lou Horsley a/k/a Mattie Lou Graves of record in Instrument No. 20080205-0011990, Register's Office for Davidson County, Tennessee.