BILL GARRETT, Davidson County
Trans:T20100046033 DEEDWARR
Recvd: 07/28/10 08:05 4 pgs
Fees:23.00 Taxes:185.00
20100728-0058977

This instrument prepared by:
Bobby D. Davis
101 Shepherd Hills Dr.
Madison, Tennessee 37115

PICK-UP

Name and Address of New Owner
Terry R. Waller and wife
Stacey J. Waller
~~7442~~ BEAR WOLCOW RD
1742 ASHLAND CITY, TN. 37015

send tax bills to:
same

Map and Parcel #
036- 0000-
19-00

Warranty Deed

For and in consideration of the sum of one dollar ($1.00). cash in hand paid, the Receipt of which is hereby acknowledged, Mary H. Clemens, Joan M. Trail and Era E. Wood, by these presents do hereby sell transfer and convey to Terry R. Waller and wife, Stacey J. Waller, their successors, heirs and assigns, all of my right title and interest in or to a certain tract of real property, in the 1st Council District, 14th Civil District of Davidson County, Tennessee, described as follows;

Land in Davidson County, Tennessee, and being identified as tract no. 3 consisting of 29.7552 acres more or less on Little Marrowbone Road, and described by a survey by Robert Crabtree whose registration # is 2312, and survey dated May 11th, 2009 and described as follows:

Being all that part of the Charles Leo Hutton, Sr. heirs lands known as Book 1171, Pg. 23 as recorded in the Register Of Deeds Office of Davidson County, Tennessee. Said lands located in the 1st Council District, 14th Civil District of Davidson County, Tennessee. Said lands being more particularly bounded and described as per boundary agreement between adjoining lots as follows:

Commencing at an Iron Pin Set in the southerly right of way of Little Marrowbone Road (50'R.O.W.) and being located S 55Deg.14'18" W, a distance of 135.30' feet from the centerline intersection of Higdon Road and Little Marrowbone Road. Said Iron Pin being also located S 40Deg.47'29" W, a distance of 72.13 feet from the northwesterly corner to the Nancy Lechiara lands known as instrument number 20060210-0016640. Said point being the POINT OF BEGINNING; thence
With the westerly line of a sliver of land between the Said Hutton lands and said Lechiara lands, South 25°15'00" East, passing the centerline of Little Marrowbone creek at 402.66 feet for a total distance of 448.15' to a 1.5' diameter White Oak on a bluff and being a corner in the westerly line of the Fredrick Owen Labour lands known as B. 7033, Pg. 49; thence
With the westerly line of said Labour lands, South 25°15'00" East, a distance of 1670.95' to an Iron Pin Found in the southwesterly corner to the Beaman Park lands as recorded in B. 10086, Pg. 165, and being a point in the northerly line of the Harris Gilbert, Trustee lands known as Tract 8, B. 4199, Pg. 869; thence
With the northerly line of said Gilbert lands, North 83°30'13" West, a distance of 1613.15' to an Iron Pin set in the southeasterly corner of the Thomas Nilles lands known as instrument number 20031229-0183091 ; thence
With the easterly line of said Nilles lands, North 33°45'49" East, a distance of 563.94' to an Iron Pin Set in the southeasterly corner of the Carolyn Ann Carroll lands known as B. 6507, Pg. 561 ; thence
With the easterly line of said Carroll lands, North 33°45'49" East, a distance of 781.93' to an Iron Pin Set in gravel

drive; thence
With said Carroll lands and the centerline of said gravel drive by seven calls as follows: With North 77°18'05" West, a distance of 13.41' to the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 81.82' a central angle of 80°04'07", and a chord of 105.25' bearing North 52°08'35" West; thence West along said curve, a distance of 114.33' to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 238.79' a central angle of 18°29'20", and a chord of 76.72' bearing North 26°26'32" West; thence North along said curve, a distance of 77.06'; thence North 38°56'11" West, passing the centerline of Little Marrowbone Creek at 40.46 for a total distance of 83.94'; thence North 35°45'28" West, a distance of 97.93'; thence North 39°53'20" West, a distance of 82.31' to an Iron Pin Set in centerline of gravel drive and the right of way of Little Marrowbone Road; thence North 39°53'20" West, a distance of 25.57' to the Centerline of Little Marrowbone Road; thence
With the centerline of said Road by two calls as follows: North 37°57'35" East, a distance of 208.67' to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 575.72' a central angle of 16°20'01", and a chord of 163.57' bearing North 47°49'25" East; thence Northeast along said curve, a distance of 164.12' to a point in said road; thence
Leaving said road, South 25°15'00" East, passing an Iron Stake lying flat in said road at 2.6 feet, for a total distance of 25.31' to the POINT OF BEGINNING; said described tract containing within said bounds 29.7552 acres of land, more or less. Of said acreage, 0.2120 acres, more or less is within the right of way of Little Marrowbone Road.
Subject to the findings of a Title report.
Subject to any right of way, easements and restrictions of record

In accordance with a survey prepared by Robert Crabtree, Licensed land surveyor. Survey Dated May 11, 2009.

Being all or part of the same property of the Charles Leo Hutton, Sr., heirs lands as shown in book 11171 page 23 Register's Office for Davidson County Tennessee.

To have and to hold the said tract or parcel of land, with the apputenances, Estate and title and interest thereto belonging to the said grantees, their heirs and assigns, Forever, and we do covenant with the 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 grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property and known as 4905 Little Marrowbone Road, Joelton, Tennessee. Further this deed is prepared based upon the information furnished by the grantor and with out the benefit of any title search, none being requested.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Witness my hand and on this 27th day of July, 2010.

Mary H. Clemens, Grantor

Era E. Wood, Grantor

Joan M. Trail, grantor

STATE OF TN
County of Davidson

Personally appeared before me, a notary public, the undersigned, in the state and county shown, the said Mary H. Clemens, with whom I am personally acquainted or proved herself to be, and who acknowledged that she signed the foregoing deed for the purposes intended and contained.

Witness my hand and seal at Madison, Tenn. on this the 27th day of July, 2010

Notary Public
My Commission Expires: 4-26-12

State of Tenn.
County of Davidson

Personally appeared before me, a Notary Public, the undersigned, Era E. Wood, with whom I am personally acquainted, or who made herself known to me, and did sign and execute the above deed for the purposes intended.and contained..

Witness my hand and seal at Madison, Tenn on this the 27th day of July, 2010

Notary Public
My Commission Expires: 7-26-17

State of Tenn
County of Davidson

Personally appeared before me a notary public, the undersigned, Joan M. Trail, With whom I am personally acquainted, or who made herself known to me, and did execute and sign the above deed, for the purposes intended and contained.

Witness my had and seal at Madison, Tn. on this the 27th Day of July, 2010.

Notary Public
My Commission Expires: 7-26-

State of
County of

The actual consideration or value of this transfer is $50,000.00 dollars.

Affiant

Witness my hand and seal, and sworn to on this the 27th day of July, 2010.

Notary Public
Commission Expires: 7-26-12

