BILL GARRETT, Davidson County
Trans: T20100068999 DEEDWARR
Recvd: 11/01/10 11:08 3 pgs
Fees: 18.00 Taxes: 286.49
20101101-0087151

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010090011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $77,430.00

Sworn to and subscribed before me this 6th day of October, 2010.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public
Comm. exp. 11-22-10

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jakob Christensen	New Owner	030-152 AND 241
Whites Creek Pike		
Whites Creek, TN 37189		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary L. Adams** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jakob Christensen and wife, Stacey Christensen**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT 1:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by John B. Rainey dated December 8, 1975, and revised December 19, 1975 and further revised January 5, 1977, as follows:

Beginning at a point in the northeasterly margin of White's Creek Pike, 210 feet north of the northwesterly corner of the T.G. Scurlock property, as of record in Deed Book 4198, Page 177, Register's Office for said County; thence with the margin of White's Creek Pike, the following courses and distances: North 50 degrees 19' West 251.96 feet to a point; thence North 37 degrees 25' West 491.91 feet to a point; thence North 14 degrees 48'30" West 165.47 feet to a point; thence leaving said Pike North 65 degrees 48' East 602.66 feet to a point; thence North 14 degrees 48' 30" West 222.0 feet to a point; thence North 79 degrees 46' East 213.97 feet to a point; thence South 67 degrees 35'30" East 66.94 feet to a point; thence North 55 degrees 36' East 378.23 feet to a point; thence North 45 degrees 59' East 224.87 feet to a point; thence North 71 degrees 59' East 73.30 feet to a point; thence North 57 degrees 47' East 164.63 feet to a point ;thence North 48 degrees 29'30" East 150.52 feet to a point; thence North 51 degrees 43' East 324.60 feet to a point; thence North 57 degrees 35'30" East 198.54 feet to a point; thence North 66 degrees 57'

East 487.00 feet to a point in the line of the Julia Whitehead property, as of record in Book 469, Page 13, Register's Office for said County, the following courses and distances: South 75 degrees 58' East 143.00 feet to a point; thence South 62 degrees 28' East 198.00 feet to a point; thence South 49 degrees 13' East 180.0 feet to a point in the Bettie White property, as of record in Book 361, Page 243, said Register's Office; thence with said White property, South 60 degrees 28' East 285.0 feet to a point ;thence continuing North 76 degrees 32' East 285.0 feet to a point in the N.G. Simons property, as of record in Book 4490, Page 732, said Register's Office; thence South 1 degree 32' West 825.0 feet to a point in the J.W. Hobbs property, as of record in Book 1972, page 182; thence North 84 degrees 42' West 1735.33 feet to a point in the Walter L. Simpkins property, as of record in Book 4928, Page 209; thence with said Simpkins lands the following courses and distances: South 1 degree 17' West 239.0 feet to a point; thence South 21 degrees 58" East 478.0 feet to a point; thence South 43 degrees 28' West 165.0 feet to a point; thence South 56 degrees 17' West 231.0 feet to a point; thence South 81 degrees 32'30" West 363.0 feet to a point; thence South 63 degrees 01' 30" West 132.0 feet to an iron pin by a marked oak fence in the northeasterly corner of the aforementioned T.G. Scurlock property; thence North 69 degrees 40'12" West 400.0 feet to a point; thence South 20 degrees 14'56" West 400.0 feet to the point of beginning, and containing 71.72 acres, more or less.

INCLUDED but expressly EXCLUDED THEREFROM are those lands described more fully in Book 6656, Page 760, Register's Office for Davidson County, Tennessee.

AND

TRACT 2:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the Old Garrison Lanier Farm, described according to a survey made by Lewis D. Justice, Surveyor, July 17, 1952, as follows:

Beginning at a point in the center of the White's Creek Pike at the southeast corner of a 1200 acre tract conveyed to Mrs. Delia Buck; thence with the eastern boundary line of said Buck property North 21 degrees 30' East 165 feet to a stone, the northeast corner of said Buck property; thence with the northern boundary line of said Buck property North 50 degrees 25' West 1,450 feet to an oak in the southern boundary line of the property conveyed to Burton; thence with Burton's line North 63 degrees 30' East 132, North 82 degrees East 363 feet, North 56 degrees East 231 feet North 44 degrees East 165 feet to a chestnut and blackwood, North 27 degrees 30' West 478.5 feet to an oak, North 12 degrees East 231 feet to a chestnut and South 89 degrees East 430 feet to a stake; thence South 8 degrees 05' West 144 feet to a stake; thence South 28 degrees 15' East 269 feet to a stake; thence South 31 degrees East 272 feet to a stake; thence South 33 degrees 15' East 235 feet to a stake; thence South 39 degrees 35' East 192 feet to a stake; thence South 37 degrees 10' East 142 feet to a stake; thence South 31 degrees 35' East 238 feet to a stake; thence South 39 degrees 15' East 170 feet to a stake; thence south 50 degrees East 262 feet to a stake; thence South 20 degrees 25' West 777 feet to a stake; thence South 33 degrees West 180 feet to the center of said White's Creek Pike; thence with the center of said Pike North 51 degrees 50' West 589 feet and North 69 degrees 45' West 218 feet to the beginning.

INCLUDED but expressly EXCLUDED THEREFROM are those lands described more fully in Book 5916, page 578, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT 1 AND TRACT 2 BUT EXPRESSLY EXCLUDED are those parcels more particularly described in the following deeds: Book 9999, Page 100; Book 10068, Page 464; Book 10129, Page 252; Book 10155, Page 545; Book 10155, Page 549; Book 10226, Page 930; Book 10443, Page 638 and Book 11619, Page 517, all of record in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gary L. Adams by deed from David R. Wade, III and Saul S. Pearl of record as Instrument No. Book 6675, Page 768, in the Register's Office for Davidson County, Tennessee, dated October 3, 1985 and Deed of Correction of record in Book 11329, Page 136, said Register's Office.

The undersigned declares under penalty of perjury the above described unimproved property was never used as a principal residence by him or his spouse.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X_ Grantee.

This is unimproved property known as **Whites Creek Pike, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 6th day of October, 2010.

Gary L Adams

Gary L. Adams

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Gary L. Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2010.

E. Manning

Notary Public

Comm exp 11/22/10

