Davidson County DEEDWARR
Recvd: 11/01/10 11:24 3 pgs
Fees:18.00 Taxes:418.84
20101101-0087165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,200.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Cornelius and wife, Jennifer D. Cornelius	SunTrust Mortgage, Inc. (NAME)	03000023500
3575 Bear Hollow Road (ADDRESS)	401 Commerce Street, Ste. 6100 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we R. Lyndel Littleton aand wife, Cheryl L. Littleton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James A. Cornelius and wife, Jennifer D. Cornelius, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING PARAGRAPHS DESCRIBE TWO (2) TRACTS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TRACT 1, BEING THAT PROPERTY WHICH WAS CONVEYED TO JOHN V. WALKER, JR., BY EMMA LEE WALKER, IN A QUITCLAIM DEED OF RECORD WHICH IS RECORDED IN DEED BOOK 10358, PAGE 835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO JOHN V. WALKER, JR., BY EMMA LEE WALKER, IN A QUITCLAIM DEED OF RECORD WHICH IS RECORDED IN DEED BOOK 10358, PAGE 833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TRACT 2, BEING A PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO JOHN V. WALKER, JR., BY EMMA LEE WALKER, IN A QUITCLAIM DEED OF RECORD WHICH IS RECORDED IN DEED BOOK 10358, PAGE 833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN (OLD), IN THE SOUTH MARGIN OF BEAR HOLLOW ROAD, MARKING THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO B.L. CARVER, HAVING A DEED REFERENCE IN DEED BOOK 2546, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NORTHEAST CORNER OF THIS TRACT; THENCE, WITH THE WEST BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO B.L. CARVER, S 13 DEG. 05' 23" E 75.71 FEET TO A POINT IN THE CENTER OF BEAR BRANCH, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO KEITH M. BELLAR, HAVING A DEED REFERENCE IN DEED BOOK 11014, PAGE 418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING MARKED BY A WITNESS PIN (NEW), ON THE NORTH BANK; THENCE, WITH THE CENTER OF BEAR BRANCH, AND THE NORTH BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO KEITH M. BELLAR, AS FOLLOWS, S 64 DEG. 09' 26" W, 61.58 FEET; THENCE, S 78 DEG. 41' 09" W, 58.33 FEET TO A POINT IN THE CENTER OF BEAR BRANCH, TEH NORTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO KEITH M. BELLER, SAID POINT BEING MARKED BY A WITNESS PIN (NEW), ON THE SOUTH BANK; THENCE, LEAVING THE CENTER OF BEAR BRANCH, WITH THE WEST BOUDARY OF SAID TRACT OF LAND WHICH BELONGS TO KEITH M. BELLAR, S 01 DEG. 05' 53" E, 282.65 FEET TO A FENCE POST (OLD), MARKING THE SOUTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO KEITH M. BELLAR, THE MOST WESTERLY NORTHWEST CORNER OF TRACT OF LAND WHICH BELONGS TO JOHN RAYMOND SETTERS, HAVING A DEED REFERENCE IN DEED BOOK 4404, PAGE 821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE WEST BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JOHN RAYMOND SETTERS, S 00 DEG. 59' 30" E 479.33 FEET TO AN IRON PIN (NEW), MARKING THE SOUTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO JOHN RAYMOND SETTERS, A POINT IN THE NORTH BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO HOWARD MOONEYHAN, HAVING A DEED REFERENCE IN DEED BOOK 5361, PAGE 478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTH BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO

WARRANTY DEED
(Continued)

HOWARD MOONEYHAN, N 79 DEG. 49' 48" W, 68.62 FEET TO FENCE POST (OLD), MARKING THE NORTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO HOWARD MOONEYHAN, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO DAVID SCHULTZ, HAVING A DEED REFERENCE IN DEED BOOK 5285, PAGE 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNSEE; THENCE, WITH THE NORTH BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO DAVID SCHULTZ, AS FOLLOWS, N. 75 DEG. 30' 20" W, 105.54 FEET TO A FENCE POST (OLD); THENCE, N 77 DEG. 54' 38 W, 43.86 FEET TO AN IRON PIN (NEW), IN THE NORTH BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO DAVID SCHULTZ; THENCE, WITH A NEW LINE, N 02 DEG. 09' 22" E, 566.49 FEET TO AN IRON PIN (NEW), MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO VELMA A. HARP, HAVING A DEED REFERENCE IN DEED BOOK 11310, PAGE 705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE EAST BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO VELMA A. HARP, N 02 DEG. 09' 22" E, 75.90 FEET TO A POINT IN THE CENTER OF BEAR BRANCH, THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO VELMA A. HARP, SAID POINT BEING MARKED BY A WITNESS PIN (NEW), ON THE SOUTH BANK; THENCE, LEAVING THE CNETER OF BEAR BRANCH, AND CONTINUING WITH THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO VELMA A. HARP, N 60 DEG. 14' 56" W, 139.89 FEET TO AN IRON PIN (NEW), IN THE SOUTH MARGIN OF BEAR HOLLOW ROAD, MARAKING THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO VELMA A. HARP; THENCE, WITH THE SOUTH MARGIN OF BEAR HOLLOW ROAD, AS FOLLOWS, N 77 DEG. 56' 48" S, 62.38 FEET; THENCE, N 75 DEG. 09' 15" E, 66.87 FEET; THENCE, N 72 DEG. 02' 15" E, 99.27 FEET; THENCE, N 71 DEG. 24' 06" E, 91.98 FEET; THENCE, N 72 DEG. 13' 59" E, 59.42 FEET; THENCE, N 76 DEG. 19' 14" E, 28.63 FEET TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES AS SURVEYED BY RICHARD C. KESSINGER, R.I.S., TENNESSEE LICENSE #1038, D/B/A KESSINGER & ASSOCIATES, 610 SOUTH MAIN STREET, SPRINGFIELD, TENNESSEE, 37172, MAY 7, 2001.

BEING THE SAME PROPERTY CONVEYED TO R. LYNDEL LITTLETON AND WIFE, CHERYL L LITTLETON BY DEED FROM JOHN V. WALKER, JR. AND WIFE, MARTHA W. WALKER DATED 05/30/01 AND RECORDED 06/05/01 BY INSTRUMENT NO. 20010605-0058908, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3575 Bear Hollow Road, Whites Creek, TN 37189
(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/our hand(s) this 28th day of October, 2010.

WARRANTY DEED
(Continued)

R. Lyndel Littleton

Cheryl L. Littleton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Lyndel Littleton and wife, Cheryl L. Littleton, the herein bargainor(s), 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, this the 28th day of October, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE