BILL GARRETT, Davidson County
Trans:T20110028788 DEEDWARR
Recvd: 05/13/11 15:42 3 pgs
Fees:18.00 Taxes:210.90
20110513-0036987

This instrument prepared by:

David C. Risner
Attorney at Law
P.O. Box 594
Kingston Springs, Tennessee 37082
(615) 952-2345

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 100-00-0** **Parcel No: 002.00**
Jennifer Lee Appleton 1183 Cedar Hill Road Kingston Springs, TN 37082	SAME	

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer for recording tax purposes is Fifty-Seven Thousand Dollars and no cents ($57,000.00), and such other mutual promises of value.

Angela Michelle Loftis

Sworn to and subscribed before me on this 11th day of May, 2011.

Notary Public

My commission expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, ANGELA MICHELLE LOFTIS, unmarried, has bargained and sold, and by these presents does hereby transfer and convey to JENNIFER LEE APPLETON her heirs, successors, and assigns, all of her right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being described as follows:

Being a tract of land shown on Property Map 100 Assessor's Office, bounded in general by Old Pond Creek road on the east, a second 5.7 acres Earl Loftis, Jr., tract on the south, Charles Hall and Walter White on the west, and a 2 acre Earl Loftis, Jr. tract on the north, more particularly described as follows:

BEGINNING at an existing iron pin on the west side of Old Pond Creek Road, said pin being the southeast corner of a 2 acre Earl Loftis tract (ref. Deed Book 4161, page 601, RODC); thence South 88 degrees 00 minutes 00 seconds East 2.07 feet to an iron pin on the west margin of Old Pond Creek Road; thence with said curve to the left having the following characteristics:

delta = 31 degrees 56 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 06 degrees 30 minutes 51 seconds East 171.85 feet to a point; thence South 22 degrees 28 minutes 51 seconds East 124.75 feet to a point; thence with a curve to the left having the following characteristics:

delta = 07 degrees 33 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 26 degrees 15 minutes 34 seconds East 130.43 feet to an iron pin, the northeast corner of a second Earl Loftis 5.7 acre tract; thence leaving the road and with a new line South 71 degrees 08 minutes 59 seconds West 587.50 feet to an iron pin in Charles Hall's east line (ref Deed book 128, page 438, RO Cheatham County); thence with the east line first of Hall, then of Walter White, North 00 degrees 54 minutes 13 seconds West passing an existing iron pipe at 193.11 feet, in all 608.26 feet to an existing iron pin at an iron stake and blazed 6 inch persimmon, said pin being the southwest corner of the aforementioned 2 acre Loftis tract; thence leaving White and with the south line of said 2 acre tract South 88 degrees 00 minutes 00 seconds East 438.88 feet to the point of beginning, containing 5.72 acres, more or less, and being part of Deed Book 8260, page 499, said Register's Office, according to a survey dated 11/14/91 by Randolph L. Chapdelaine, RLS #1444, Old Harding Road, Franklin, TN 37064.

Being a portion of the same property conveyed to ANGELA MICHELLE LOFTIS by Executor's Quitclaim Deed of Correction from Angela Michelle Loftis Executrix, and Sandra Peach Loftis, Executrix of the Estate of Earl Chaffin Loftis, Jr., of record in Instrument No. 20090102-0000276, and originally in Quitclaim Deed of record in Instrument No. 20070214-0018741, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Earl Chaffin Loftis a/k/a Earl Chaffin Loftis, Jr. being recorded in Instrument of record in Instrument No. 20110331-0024868, Register's Office for Davidson County, Tennessee.

Also included in this conveyance as evidenced by a Bill of Sale executed contemporaneously with this document is a mobile home located on said property.

This is improved property commonly known as 8309 Old Pond Creek Road, Pegram, TN 37143.

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, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 11th day of May, 2011.

Angela Michelle Loftis

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Angela Michelle Loftis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose contained therein.

Sworn to and subscribed before me on this 11th day of May, 2011.

Notary Public

My commission expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.