BILL GARRETT, Davidson County
Trans:T20120020846 DEEDWARR
Recvd: 03/22/12 13:45 2 pgs
Fees:13.00 Taxes:832.50
20120322-0024458

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2012.

Notary Public
MY COMMISSION EXPIRES: 9/12/2014
File No. G12-4006R

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TRUDY MILLIKEN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Baggett Grain Inc. (NAME)	u u (NAME)	6-74
1914 Springfield Highway (STREET ADDRESS)	Po Box 199 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Ridgetop, TN 37152 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lewis Morgan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Baggett Grain Inc.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey dated May 6, 1985, by Tommy E. Walker, T.R.L.S. No. 1485, as follows;

Beginning at an iron pin in the southwesterly margin of State Route 11 (U.S. 41), said point being 6000' +/- northwest of the intersection of said highway and Baker Station Road and continuing with said margin southeasterly as follows: thence South 43 degrees 45 minutes 01 seconds East 108.97 feet to an iron pin; thence South 31 degrees 28 minutes 19 seconds East 110.96 feet to an iron pin; thence South 50 degrees 08 minutes 57 seconds East 164.21 feet to an iron pin; thence South 56 degrees 17 minutes 11 seconds East 240.44 feet to an iron pin; thence South 0 degrees 53 minutes 53 seconds West 89.00 feet to an iron pin; thence South 74 degrees 11 minutes 58 seconds East 181.82 feet to an iron pin; thence South 18 degrees 55 minutes 04 seconds East 203.90 feet to an iron pin; thence South 45 degrees 51 minutes 53 seconds East 60.56 feet to an iron pin, said pin being the corner of Louis M. Jones Property (Book 5664, page 768, R.O.C.C.T.); thence leaving said highway margin with Jones' line as follows: South 81 degrees 59 minutes 53 seconds West 215.83 feet to an iron pin; thence North 72 degrees 37 minutes 14 seconds West 771.61 feet to an iron pin; thence North 7 degrees 10 minutes 26 seconds West 770.84 feet to the point of beginning, said property containing 8.94 acres, more or less.

BEING the same property conveyed to Lewis Morgan and Lena Morgan, husband and wife from Sue N. Ames, by Deed dated May 22, 1985, in Book 6564, Page 47, in the Register's Office for Davidson County, Tennessee.

Lena Morgan has since died, vesting sole ownership in Lewis Morgan as surviving tenant by the entirety.

Included but expressly excluded in this conveyance is property located in Davidson County Tennessee, as being more particularly described as follows:

Beginning at a point in the proposed southwest margin of S.R. 11, said point being 223 feet left of S.R. 11 proposed centerline station 257+40; thence with said proposed southwest margin north 41 degrees, 45 minutes, 03 seconds west 298.02 feet to a point, said point being 150 feet left of S.R. 11 proposed centerline station 260+30; thence south 56 degrees, 17 minutes, 11 seconds east 240.25 feet to a point, said point being 157 feet left of S.R. 11 proposed centerline station 257+90; thence south 00 degrees, 53 minutes, 53 seconds west 89 feet to the point of beginning containing 0.206 acres and being part of the same property conveyed by Leslie G. Ames to Lewis Morgan as of record in Book 6564, page 47, Register's Office Davidson County, Tennessee.

Being the same property conveyed to The State of Tennessee from Lewis Morgan, by Deed dated March 5th, 1990, in Book 8057, page 713, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Selloff as recorded in Book 8057, page 713, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1914 Springfield Highway, Goodlettsville, TN 37072.

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. Whenever 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 15th day of March, 2012.

Lewis Morgan

Lewis Morgan

March 15, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lewis Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2012.

My Commission Expires: 9/12/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066