BILL GARRETT, Davidson County
Trans:T20140023023 DEEDWARR
Recvd: 04/04/14 15:37 3 pgs
Fees:18.00 Taxes:1073.00

20140404-0028394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public

My commission expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CLIFFORD W. DEYOUNG **NANCY A. DEYOUNG**	Mortgage Investors Group	**01200018800**
7832 OLD SPRINGFIELD PIKE	8320 East Walker Springs Lane	
GOODLETTSVILLE, TN 37072	Suite 200 Knoxville, TN 37923	

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 HEREBY ACKNOWLEDGE, WE,

DONNA E. TURNER and HARRY L. TURNER, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLIFFORD W. DEYOUNG and wife, NANCY A. DEYOUNG

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:

SEE EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7832 OLD SPRINGFIELD PIKE, 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 in 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 March, 2014.

Donna E. Turner

DONNA E. TURNER

HARRY L. TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DONNA E. TURNER and HARRY L. TURNER, the within named Grantor(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, at office, this 28th day of March, 2014.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016

EXHIBIT A

Tract No. One:

Beginning at a point in the northerly margin of the Old Springfield Highway; thence North 6 degrees 51 minutes 11 seconds West a distance of 438.64 feet to a point; thence North 82 degrees 06 minutes 32 seconds East a distance of
524 feet to a point; thence South 24 degrees 01 minutes 04 seconds East a distance of 281.16 feet to a point; thence South 66 degrees 38 minutes 02 seconds West a distance of 369.79 feet to a point; thence South 0 degrees 28
minutes 50 seconds West a distance of 177.63 feet to a point in the northerly margin of Old Springfield Highway; thence with a curve in said road having a radius of 275 feet and a length of 245.72 feet to a point; thence South 83
degrees 01 minutes 03 seconds West a distance of 18.10 feet to the point of beginning. Described according to a survey dated August 31, 1992, by Rocky L. Montoya, Tennessee Surveyor No. 697.

Included in the above description, but EXCLUDED THEREFROM, is a portion of the above described premises having been conveyed to Northfork Properties, Inc., by deed from James Edward Russell and wife, Wanda J. Russell, of record in Book 10405, page 357, Register's Office for Davidson County, Tennessee, described as follows: A parcel of land in the Second Civil District of Davidson County, Tennessee, located north of Goodlettsville, north of Old Springfield Highway and being more particularly described as follows: Beginning at an iron pin at the southwest corner of Lot No. 3 of Northfork Industrial Park, First Revision, of record in Plat Book 9700, page 248, Register's Office fro Davidson County, Tennessee, said pin being North 06 degrees 51 minutes 11 seconds West 438.61 feet along CSX Railroad from an iron pin in the northerly margin of Old Springfield Highway at the southwest corner of James E. Russell of record in Book 8719, page 499, Register's Office for Davidson County, Tennessee; thence with the easterly margin of CSX Railroad, North 06 degrees 51 minutes 11 seconds West 14.53 feet to a point; thence leaving said Railroad and severing Lot No. 3. North 82 degrees 09 minutes 55 seconds East 526.78 feet to an iron pin; thence South 23 degrees 30 minutes 53 seconds East 14.54 feet to a point; thence severing said Russell Property, South 82 degrees 06 minutes 32 seconds West 530.96 feet to the point of beginning, containing 7,543 feet or 0.17 acres, more or less.

Tract No. Two:

A parcel of land in the Second Civil District of Davidson County, Tennessee, north of Goodlettsville lying between the northerly margin of Old Springfield Highway and the southerly line of James E. Russell of record in Book 8719,
page 499, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an iron pin in the northerly margin of Old Springfield Highway in the easterly margin of CSX Railroad, being the southwest corner of said Russell; thence with the southerly line of Russell, North 83 degrees 01 minutes 03 seconds East 18.10 feet to a point; thence with a curve concave to the south having a central angle of 50 degrees 57 minutes 28 seconds a radius of 275.00 feet and a chord of South 71 degrees 01 minutes 49 seconds East 236.60 feet for an arc length of 244.58 feet to a point; thence South 00 degrees 16 minutes 33 seconds East 11.05 feet to a point in the northerly margin of Old Springfield Highway; thence with said margin and a curve concave to the south having a central angle of 39 degrees 27 minutes 17 seconds a radius of 275.00 feet and a chord of North 65 degrees 08 minutes 54 seconds East 185.65 feet for an arc length of 189.37 feet to a point; thence North 83 degrees 58 minutes 39 seconds West 73.72 feet to the point of beginning, containing 2,314 square feet or 0.05 acre more or less.

Tract No. Three:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Crawford Land Surveyors, P.C. dated January 15, 1997, as follows:
Beginning at an iron pin in the northeasterly corner of the property conveyed to James E. Russell, et six of record in Book 8719, page 499, Register's Office for Davidson County, Tennessee; thence North 82 degrees 06 minutes 32 seconds East 250.79 feet to a point in the centerline of Mansker's Creek; thence with said centerline, South 27 degrees 33 minutes 07 seconds East 90.69 feet to a point; thence South 37 degrees 05 minutes 49 seconds East 114.37 feet to a point in the centerline of said Creek at the northeast corner of Tinnon Property; thence leaving said Creek with the north line of Tinnon, South 66 degrees 49 minutes 49 seconds West 274.77 feet to an iron pin in the easterly line of James E. Russell, of record in Book 8719, page 499, Register's Office for Davidson County, Tennessee, thence with said Russell, North 23 degrees 30 minutes 53 seconds West 267.52 feet to the point of beginning, containing 59,121 square feet or 1.36 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO DONNA E. TURNER AND HARRY L. TURNER, WIFE AND HUSBAND, BY WARRANTY DEED FROM NEW TESTAMENT CHURCH, AN UNINCORPORATED ASSOCIATION, DATED 09/07/2005 AND RECORDED ON 09/16/2005 IN INSTRUMENT NUMBER 20050916-0111604, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $145,000.00.