BILL GARRETT, Davidson County
Trans:T20140028238 DEEDWARR
Recvd: 04/25/14 09:05 6 pgs
Fees:33.00 Taxes:1202.50
20140425-0034798

THIS INSTRUMENT WAS PREPARED BY: JAMES P. ROMER
ATTORNEY AT LAW
P.O. BOX 797
JAMESTOWN, TN 38556

FROM:

JAMES R. STINSON and SHERRI D. STINSON,
HUSBAND AND WIFE

TO:

DAVID DANIEL AND AIMEE DANIEL,
HUSBAND AND WIFE

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP AND PARCEL
DAVID DANIEL AND AIMEE DANIEL 6157 PETTUS ROAD CANE RIDGE, TN 37013	OWNER	TR. 1-181 - WESTERN PART OF PARCEL 149 TR. 2-181 - NORTHERN TIP OF PARCEL 149 TR. 3-181 - PARCEL 235 TR. 4-181 - EAST PART OF PARCEL 149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $325,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this the ____ day of _____, 2014.

_____
NOTARY PUBLIC
My Commission expires:
_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 325,000.00
_____, Affiant
Subscribed and sworn before me this the
25 Day of April, 2014
_____, Deputy Register

We, **JAMES R. STINSON and SHERRI D. STINSON, husband and wife,** do hereby sell and convey unto **DAVID DANIEL and AIMEE DANIEL, husband and wife,** the following lands located in Davidson County, Tennessee, described as follows:

In the Fifth Civil District of Davidson County, Tennessee, and west of Pettus Road:

TRACT 1:
Being the westerly 2.56 acres of the property described as Tract 2 in Book 9317, Page 183, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner of Tract 2 of the property described in said Book 9317, Page 183, in the Register's Office of Davidson County, Tennessee; thence north 03 degrees 59 minutes 10 seconds east 340.06 feet; thence south 89 degrees 55 minutes 04 seconds east 375.00 feet; thence south 03 degrees 59 minutes 02 seconds west 298.69 feet; thence south 83 degrees 24 minutes 43 seconds west 355.38 feet to the point of beginning and containing 2.56 acres.

For source of title, see the western part of Tract 2 in the deed from James R. Stinson and wife, Sherri D. Stinson, to P.L. Stinson, recorded in Book 9317, Page 183, in the Register's Office of Davidson County, Tennessee.

Map 181, Western Part of Parcel 149.00

TRACT 2:
Beginning at the southwest corner of property formerly owned by Charles M. Ferrell as recorded in Book 6993, Page 152, in the Register's Office of Davidson County, Tennessee; thence north 03 degrees 47 minutes 04 seconds east 150.86 feet; thence south 89 degrees 15 minutes 56 seconds east 64.34 feet; thence south 03 degrees 47 minutes 04 seconds west 147.45 feet; thence south 87 degrees 42 minutes 43 seconds west 64.61 feet to the point of beginning and containing 0.22 acres.

For source of title, see Tract 3 in the deed from James R. Stinson and wife, Sherri D. Stinson, to P.L. Stinson,

recorded in Book 9317, Page 183, in the Register's Office of Davidson County, Tennessee.

Map 181, Northern Tip of Parcel 149.00

The previous and last conveyance for Tracts 1 and 2 above is a deed from P.L. Stinson to James R. Stinson and Sherri D. Stinson, husband and wife, recorded April 2, 2014, Document 20140402-0027355, in the Register's Office of Davidson County, Tennessee.

TRACT 3:

Beginning in the southerly line of the Phillip L. Stinson property as recorded in Book 5391, Page 788, said point being the northwest corner of the James R. and Sherri D. Stinson property as recorded in Book 9306, Page 782; thence crossing the Phillip L. Stinson property, north 03 degrees 59 minutes 10 seconds east 321.61 feet to the northern boundary of said property; thence south 86 degrees 09 minutes 21 seconds east 438.37 feet; thence crossing the Phillip L. Stinson property, south 03 degrees 59 minutes 11 seconds west 143.60 feet; thence along the lines of the James R. Stinson property, north 89 degrees 11 minutes 24 seconds west 64.34 feet; thence south 03 degrees 59 minutes 10 seconds west 150.00 feet; thence north 89 degrees 55 minutes 05 seconds west 374.99 feet to the point of beginning, and containing 2.87 acres, more or less.

Being the same property conveyed by Phillip L. Stinson and wife, Betty C. Stinson, to James R. Stinson and wife, Sherri D. Stinson, by deed of record in Book 11266, Page 891, in the Register's Office of Davidson County, Tennessee.

Map 181, Parcel 235

TRACT 4:

Beginning at an iron rod in the westerly margin of Pettus Road, said point being north 33 degrees 28 minutes 41 seconds east 653.63 feet from the Elmo Potts property of record in Book 4037, Page 359, R.O.D.C., TN.; thence leaving said margin and along the southerly lines of Tract No. 6, north 77 degrees 38 minutes 22 seconds west 974.90 feet to an iron rod; thence south 83 degrees 24 minutes 43 seconds west 638.95 feet; thence along a new line north 03 degrees 59 minutes 02 seconds east 298.69 feet; thence south 89 degrees 55 minutes 04 seconds east 24.85 feet to an iron rod at the northwest corner of Tract No. 7; thence along the northerly lines of Tract

No. 7 and the southerly lines of the Ferrell property, recorded in Book 6993, Page 152 and Book 7779, Page 669, R.O.D.C., TN., north 87 degrees 52 minutes 39 seconds east 538.65 feet to an iron rod; thence south 80 degrees 08 minutes 39 seconds east 972.52 feet to an iron rod; thence south 65 degrees 44 minutes 14 seconds east 55.47 feet to an iron rod; thence south 85 degrees 04 minutes 37 seconds east 160.50 feet to an iron rod in the westerly margin of Pettus Road; thence south 33 degrees 28 minutes 41 seconds west 300.00 feet to the point of beginning, and containing 10.00 acres, more or less.

Also shown as Tract No. 7 and a portion of Tract No. 6 on an unrecorded survey of the Jacey A. Moore, Jr. Property, dated August 14, 1978 and prepared by John B. Rainey, Surveyor, Job Number 78-123.

Together with right of easement for sewer lines described in Book 9283, Page 312, in the Register's Office of Davidson County, Tennessee.

Being Tract 1 and the easternmost 5 acres of Tract 2 described in the deed from James R. Stinson and wife, Sherri D. Stinson, to P.L. Stinson, recorded in Book 9317, Page 183, in the Register's Office of Davidson County, Tennessee, and the same tract described in the deed from P.L. Stinson and wife, Betty Stinson, to James R. Stinson and wife, Sherri D. Stinson, recorded in Book 9317, Page 186, in the Register's Office of Davidson County, Tennessee.

Map 181, East Part of Parcel 149

TO HAVE AND TO HOLD the above-described real estate unto Grantees in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the lands are unencumbered, and will warrant and defend the title thereto against all lawful claims. This ____ day of _____, 2014.

JAMES R. STINSON

SHERRI D. STINSON

STATE OF TENNESSEE
COUNTY OF Fentress

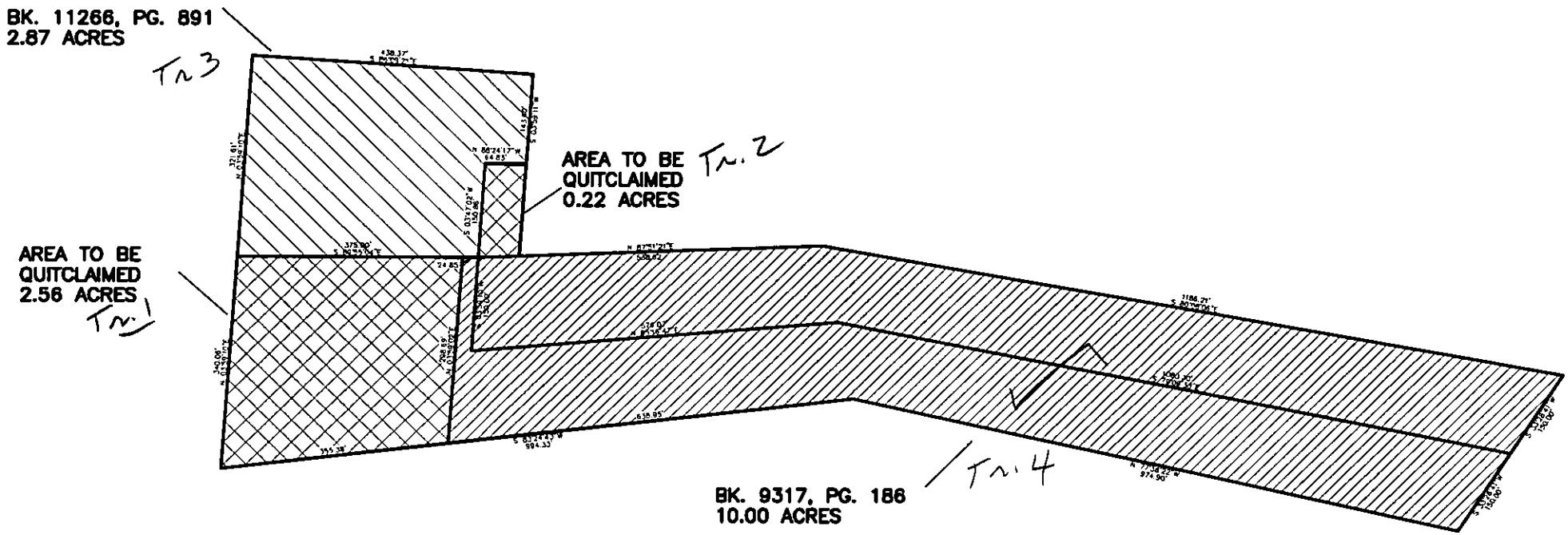
Personally appeared before me, the undersigned, a Notary Public for the State of Tennessee, the within named bargainors, James R. Stinson and Sherri D. Stinson, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Allardt, Tennessee, this 17th day of April, 2014.



NOTARY PUBLIC

My Commission expires:
3/23/15


BK. 11266, PG. 891
2.87 ACRES
Tr 3
AREA TO BE
QUITCLAIMED
0.22 ACRES
Tr. 2
AREA TO BE
QUITCLAIMED
2.56 ACRES
Tr. 1
Tr. 4
BK. 9317, PG. 186
10.00 ACRES