WARRANTY DEED **For Register's Use Only**	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00. _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2014.
BILL GARRETT, Davidson County Trans:T20140074810 DEEDWARR Recvd: 10/03/14 12:27 2 pgs Fees:13.00 Taxes:92.50 20141003-0091756	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** $ 25,000.00 Hugh W. Clark **Affiant** **Subscribed and sworn before me this the** 3 **Day of** October, 2014. Rebecca Hill, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY
Andrew A. Stanford, Atty At Law & Real Estate Title Company, 116 Public Square, Lafayette, TN 37083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh W. Clark and wife, Jo Clark	Hugh W. Clark	Parcel ID 017 0 321.00
(NAME)	(NAME)	
5029 Oak Grove Rd	5029 Oak Grove Rd.	
(ADDRESS)	(ADDRESS)	
Red Boiling Springs, TN 37150	Red Boiling Springs, TN 37150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Linda F. Schoelzel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hugh W. Clark and wife, Jo Clark**, 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 6 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job Number 89-131), as follows:

TRACT 6: BEGINNING at an iron pin in the line of Tract 5, marking the Southwest corner of the property conveyed to Phyllis Lucille Newsom of record in Book 7713 , page 676 , Register's Office of Davidson County, Tennessee, said point also marking the Northerly line of the terminus of a private 50-foot right of way access easement, as hereinbelow described; thence, with the line of Newsom South 89 deg. 30 min. 47 sec. East 467.83 feet to an iron pin in the line of the property of Charles J. Dorminey of record in Book 7475, page 214, said Register's Office; thence with the line of Dorminey South 89 deg. 26 min. 39 sec. East 478.76 feet to an existing iron pin marking the Southwest corner of the property conveyed to Bill R. Moss by Deed of record in Book 6574, page 547 said Register's Office; thence, with the line of Moss South 89 deg. 29 min. 29 sec. East 92.70 feet to an existing iron pin; thence, South 88 deg. 50 min. 26 sec. east 292.63 feet to an existing iron pin marking the Southwesterly corner to the property conveyed to Betty Jo Price by deed of record in Book 6707, page 693, said Register's Office; thence, with the line of Price South 888 deg. 52 min. 51 sec. East and continuing with the line of William A. Brewer of record in Book 7641, page 118, said Register's Office, 940.22 feet to an existing iron pin; thence, South 12 deg. 5k5 min. 33 sec. West 231.50 feet to an existing iron pin in the line of the property conveyed to Roger D. Ferguson by Deed of record in Book 7500, page 14, said Register's Office; thence, with the line of Ferguson South 68 deg. 49 min. 12 sec. West 1,147.45 feet to an iron pin; thence, North 29 deg. 49 min. 13 sec. West 600.00 feet to an iron pin marking the Northeast corner of Tract 4; thence with the line of Tract 4 South 75 deg. 23 min. 31 sec. West 898.43 feet to an iron pin; thence North 02 deg. 39 min. 18 sec. East 380.37 feet to the point of beginning and containing 19.00 acres, more or less.

TOGETHER WITH all of the rights of Grantors in and to that non-exclusive, permanent, perpetual easement for ingress and egress, for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities, across Tract 5 of the subdivision of the Galbreath property, conveyed to Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns, of record in Book 8008, page 272, said Register's Office, said easement being more specifically and particularly described as follows, to wit:

Beginning at an iron pin in the Easterly margin of Greer Road, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, thence, North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence, North 06 deg. 02 min. 44 sec. East 345.07 feet to an iron pin; thence,

North 42 deg. 44 min. 08 sec. East 140.00 feet to a point; thence, North 77 deg. 44 min. 08 sec. East 110.00 feet to a point; thence, South 84 deg. 51 min. 31 sec. East 217.13 feet to a point marking the Northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, said Register's Office; thence, with the Westerly line of Tract 6 South 02 deg. 39 min. 18 sec. West 50.05 feet to a point; thence, North 84 deg. 51 min. 31 sec. West 211.64 feet to a point; thence, South 77 deg. 44 min. 08 sec. West 86.58 feet to a point; thence, South 42 deg. 44 min. 08 sec. West 117.66 feet t6o a point; thence, South 06 deg. 02 min. 44 sec. West 349.48 feet to a point in the line of Tract 4; thence, with the line of Tract 4 South 51 deg. 34 min. 28 sec. West 424.04 feet to an iron pin in the Easterly margin of Greer Road; thence with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by the Grantee, her successors and/or assigns, and Steven M. Hinton and wife, Valerie E. Minton, their heirs, personal representative or assigns.

Description taken from previous deed.

BEING that property conveyed to Linda F. Schoelzel by deed from George E. Harper and Cynthia P. Harper, husband and wife, dated May 29, 1996, of record in Book 10067, Page 791, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 9686, Page 520, Register's Office for Davidson County, Tennessee.

Subject to easements as shown of record in Book 10067, Page 791, and Book 9686, Page 520, Register's Office for Davidson County, Tennessee.

2014 taxes shall be prorated.

Possession with deed.

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 our hands this 10 day of September, 2014.

Linda F. Schoelzel

Linda F. Schoelzel

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, **Linda F. Schoelzel**, the within named bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Lafayette, Tennessee this 10 day of September, 2014.

Commission expires: 1-22-15

REBECCA LEHEW STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Rebecca Lehew

Notary Public