Please Mail
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1980.

Notary Public

MY COMMISSION EXPIRES: 6 February, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 Lebanon Road, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan McAlpine, Jr., et ux (NAME)	SAME (NAME)	75
5360 Weber Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 53.1
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	86 Par 26 Ts

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 ACKNOWLEDGED, ~~WE~~ I, KATHERINE A. CARD, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN McALPINE, JR., AND WIFE, MARY B. McALPINE

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:

TRACT I: LAND in Davidson County, Tennessee, being Tract No. 6 and a part of Tract No. 5 on the Plan of Baker Estates, not of record, in the 4th Civil District of Davidson County, and described according to a survey thereof made by J.R. Wauford & Co., Engineers, dated December 27, 1962, as follows: BEGINNING at a point in the center line of Weber Road at the original southwest corner of Tract 6; thence with the line of said tract, partly along a fence, S 88° 04' East 146.7 feet to a point; S 71° 57' East 830 feet more or less to the center line of Stoner Creek; thence with the center line of the Creek as it meanders, northerly 265 feet more or less to a point, a corner of Tract 6; thence along the line of said Tract, N 63° 13' West 421.86 feet more or less to a concrete monument; thence leaving the line of Tract 6, N 11° 58' East 185.46 feet to a concrete monument; thence N 63° 13' W 390.57 feet to the center line of Weber Road; thence with the center line of the same, S 22° 02' West 530.9 feet; S 24° 55' West 58.95 feet to the point of beginning, containing 8 acres more or less.

BEING the same property conveyed to Francis C. Card and wife, Katherine A. Card by deed from J. H. Cochran and wife, Jennie Sue Lanier Cochran of record in Book 3501, page 139, Register's Office for Davidson County, Tennessee.

Part of the consideration of this conveyance is that no dwelling or other structure shall be erected or maintained wholly or partly within 100 feet of the East line of Weber Road and that no dwelling house shall be erected or maintained upon the said premises facing Weber Road containing less than 2,000 feet of usable floor space. These restrictions shall attach to and run with land for not more than twenty years and that the land herein conveyed shall not be used for business purposes.

TRACT II: LAND in Davidson County, Tennessee being a part of the land on the Plan of Baker Estates, not of record, in the 4th Civil District of Davidson County, Tennessee, and described according to a survey thereof made by F.C. Card, Engineer, dated September 21, 1964, as follows:

unimproved ( )
This is improved (XX) property, known as 5360 Weber Road, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of October, 1980

KATHERINE A. CARD: Katherine A. Card

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine A. Card, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 1980

Commission expires 6 February, 1982

Marie B. Cummings
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM KATHERINE A. CARD, A WIDOW

TO DAN McALPINE, JR., ET UX MARY B. McALPINE

G 1.6297

IDENTIF. REFERENCE

Nov 6 2 42 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TRACT II: description continued.....
BEGINNING at a point in the center line of Weber Road a distance of 1,386.4 feet from the center line of Old Hickory Boulevard, said point also being 19.8 feet S 22° 02' W of the original Northwest corner of Tract 5 on the Plan of Baker Estates; thence S 63° 13' E a distance of 485.6 feet to a concrete monument; thence S 11° 58' W a distance of 237.2 feet to a concrete monument; thence N 63° 13' W a distance of 105.0 feet to a concrete monument; thence N 11° 58' E a distance of 185.5 feet to a concrete monument; thence N 63° 13' W a distance of 390.6 feet to the center line of Weber Road; thence with the center line of the same, N 22° 02' E a distance of 50.2 feet to the point of beginning, containing one acre more or less.

BEING the same property conveyed to Francis C. Card and wife, Katherine A. Card by deed from J. H. Cochran and wife, Jennie Sue Lanier Cochran of record in Book 3845, page 788, Register's Office for Davidson County, Tennessee, the said Francis C. Card having since died.
Part of the consideration of this conveyance is that the land herein conveyed shall not be used for business purposes. This conveyance is subject to easement in deed from Marie K. Baker Selley and husband, et al, to J. H. Cochran and wife of record in Book 2736, page 66, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00- CO	
			338.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 344.50-	
			2904A11/06/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.62 97

IDENTIF. REFERENCE

Nov 6 2 42 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENN.

No. 790502