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"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238" File Box 37

WARRANTY DEED

Address New Owner as Follows: Send Tax Bills to: Map-Parcel Nos.:

Ben L. Irwin
2097 Hackboro Blvd.
Nashville, TN 37217

Same

124
P/o 36 jk

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Belinda City, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the said Ben L. Irwin _____ (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

This is (un)improved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, that it has a good right to convey it, and that the same is unencumbered, except as set forth in Exhibit A hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of August, 1981.

BELINDA CITY, INC.

By: P. K. Johnson Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Cristi H. Barry, a Notary Public of the State and County aforesaid, personally appeared A. H. Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Belinda City, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17 day of August, 1981.

Cristi H. Barry
Notary Public

My Commission Expires:

CRISTI H. BARRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,100.00.

Ben L. Irwin
Affiant

Subscribed and sworn to before me, this the 17th day of August, 1981.

Myra K. Medlock
Notary Public

My Commission Expires: 1984

MYRA MEDLOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 12 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 2106.21' West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike S07°02'59"W 486.33' to an iron pin; thence S59°48'34"W 485.77' to an iron pin; thence N82°01'33"W 84.60' to an iron pin; thence N07°02'59"E 209.58' to an iron pin; thence S82°57'01"E 49.30' to an iron pin; thence N07°02'59"E 488.46' to an iron pin on the southerly margin of said Hobson Pike; thence with the margin of said Pike N86°13'06"E 202.69' to a concrete highway monument; thence N86°10'51"E 227.00' to the point of beginning, containing 6.10 acres, more or less.

Being a portion of the property conveyed to Belinda City, Inc. by deed from Robert Baltz, Jr., et al., of record in Book 5430, page 605, Register's Office for Davidson County, Tennessee.

Together with and subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northwest corner of the above described tract; thence leaving said Pike and with the westerly line of the above described tract S07°02'59"W 25.45' to a point; thence leaving the westerly line of said lot S86°13'06"W 408.18' to a point; thence N01°05'49"E 25.09' to a point on the southerly margin of said Hobson Pike; thence crossing said Pike and continuing N01°05'49"E 79.59' to a point; thence with the northerly margin of said Hobson Pike the following calls: S86°10'00"W 293.26' to a concrete highway monument; thence N79°09'46"W 40.96' to a concrete highway monument; thence S86°42'14"W 73.26' to a concrete highway monument; thence with a curve to the left having a radius of 1004.93' and a long chord of 430.14', said chord having a bearing of S73°49'32"W a distance along the curve of 433.49' to an iron pin; thence leaving said Hobson Pike and with the line of the U. S. Government land N54°53'45"W 389.11' to an iron pin on the easterly margin of Granny Wright Lane; thence with the margin of said Lane N07°16'56"E 28.27' to a point; thence leaving said Lane S54°53'45"E 386.93' to a point; thence with a curve to the right having a radius of 1029.93' and a long chord of 425.62', said chord having a bearing of N74°15'31"E a distance along the curve of 428.71' to a point; thence N86°42'14"E 76.59' to a point; thence S79°09'46"E 40.84' to a point; thence N86°10'00"E 317.29; to a point; thence S01°05'49"W 25.09' to a point on the northerly margin of said Hobson Pike; thence crossing said Pike and continuing S01°05'49"W 79.62' to a point; thence with the southerly margin of said Hobson Pike N86°13'06"E 408.18' to the point of beginning.

SUBJECT ALSO TO:

1. 1981 real property taxes, which have been prorated and assumed by the Grantee;

2. Approved areas for overflow as shown on an unrecorded survey of Bruce Rainey & Associates dated July 8, 1981, as revised on July 15, 1981, including a notation that no cut, fill, driveway or water line installation shall be made in such approved areas and that such approved areas shall be left undisturbed in their natural condition;

3. A 25' x 25' x 25' permanent drainage easement as retained in the deed from Robert J. Baltz, Jr., et al. to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4949, page 771, Register's Office for Davidson County, Tennessee; ~~and~~

4. Easement for the flow of any creeks, branches, ponds or waterways, and

5. Any encroachment of concrete slab on adjoining tract on to this tract.

G 5 6 4 6 9

IDENTIF. REFERENCE

AUG 21 1 45 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

3833 08/21 41.36- CHECK

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
			11100.00- CO	
			28.86 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	41.36-
		3035A	08/21/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G56469

IDENTIF. REFERENCE

AUG 21 1 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 839478