B0443

This instrument prepared by: Glendon M. Fisher, Jr., Atty.
1302 Nashville City Bank Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6211 PAGE 788

Address New Owner:	Send Tax Bills to:	Map-Par Nos.
Carole S. Fesmire, et al 777 West Meade Drive Nashville, TN 37205	Owner	Map 89 Parcels 30 and 36

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by Carole S. Fesmire and Judith C. Siegrist and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

ELLER & OLSEN STONE CO., INC., a Tennessee Corporation, has this day bargained and sold, and by these presents does transfer and convey unto the said

CAROLE S. FESMIRE and JUDITH C. SIEGRIST, as tenants in common, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being two certain tracts of land in the Old 13th Civil District of Davidson County, Tennessee, being a part of Tract #3, as shown on the C. H, Walker Farm Plan of record in Book 421, page 164, Register's Office for said County, and described according to a survey made by John M. Sullivan, Civil Engineer, on February 21, 1967, March 1, 1968 and October 26, 1968, as follows:

BEGINNING at a point on the easterly margin of Old Hickory Boulevard which beginning point lies east 221 feet from the center of Clees Ferry Road, thence with the east margin of Old Hickory Boulevard south 0 Deg. 40' west 352.95 feet to the northwest corner of this tract of land; thence south 13 Deg. 24' east 294.00 feet; thence south 22 Deg. 11' east 123.62 feet to a point; thence south 24 Deg. 44' east 76.38 feet to the southwest corner of the tract herein described; thence leaving the easterly margin of Old Hickory Boulevard, north 72 Deg. 8' east 458.4 feet to the southeast corner of the tract herein described; thence north 13 Deg. 24' west 451.2 feet to a point; thence north 17 Deg. 38' west 20 feet to a point; thence north 15 Deg. 48' west 221.1 feet to a point, being the northeast corner of the tract described herein; thence with an old fence line being the northerly line of tract 3 of the C. H. Walker Farm heretofore referred to, north 89 Deg. 43' west 411.1 feet to the beginning, containing 8.36 acres, more or less.

Being the same property conveyed to Eller & Olsen Stone Co., Inc., by deed from Wesley Barnes and wife, Willie May Barnes, of record in Book 4483, page 209, Register's Office for Davidson County, Tennessee.

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Tract II:

Being a parcel of land situated in the 2nd Civil District of Davidson County, Tennessee, described according to a survey of Allen R. Trumbo, Jr., Surveyor, dated September 27, 1983 as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard at its intersection with the northerly margin of an easement for ingress and egress as set forth in deed of record in Book 2605, page 409, Register's Office for Davidson County, Tennessee; thence along said northerly margin of Old Hickory Boulevard, N 22°21'07" W 249.30 feet to a point thence N 80°55'30" E 469.43 feet to a point; thence N 03° 52'11" W 199.69 feet to a point; thence N 02° 43'36" W 247.77 feet to a point; thence N 06°54'39" W 240.65 feet to a point in Edgar Diddle's southerly line, as shown in deed of record in Book 5736, page 74, said Register's Office; thence, along Diddle's southerly line, S 79°08'40" E 680.44 feet to a point; thence N 53°44'20" E 908.40 feet to a point; thence N 38°21'29" E 28.97 feet to a point; thence N 60°51'38" E 709.20 feet to a point in George W. Graves' westerly line, as shown in deed of record in Book 3532, page 611, said Register's Office; thence, along Graves' westerly line, S 16°56'30" E 714.07 feet to a point in the northerly margin of said ingress-egress easement; thence, along the northerly margin of said easement, S 47°18'08" W 43.52 feet to a point in a curve to the left; thence, along said curve, having a central angle of 10°50'11" and a radius of 1,026.60 feet a distance of 194.16 feet to a point in a curve to the right; thence, along said curve, having a central angle of 26°17'21" and a radius of 683.10 feet, a distance of 313.43 feet to a point; thence S 62°45'18" W 791.66 feet to a point in a curve to the right; thence, along said curve, having a central angle of 03°57'20" and a radius of 4,029.16 feet, a distance of 278.16 feet to a point; thence S 66°42'36" W 504.29 feet to a point in a curve to the right; thence along said curve, having a central angle of 16°04'55" and a radius of 647.47 feet a distance of 181.73 feet to a point; thence S 82°47'33" W 165.26 feet to a point in a curve to the right; thence, along said curve, having a central angle of 16°01'10" and a radius of 685.66 feet a distance of 191.71 feet to a point in a curve to the right; thence, along said curve, having a central angle of 11°42'20" and a radius of 743.44 feet, a distance of 151.88 feet to a point; thence N 69°28'57" W 62.94 feet to the point of beginning, and containing 45.398 acres, more or less.

Being part of the same property conveyed to Eller & Olsen Stone Co., Inc., by deed from Vera Katherine West of record in Book 4287, page 681, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said Carole S. Fesmire and Judith C. Siegrist, their heirs and assigns, forever.

And the said Eller & Olsen Stone Co., Inc., does covenant with the said Carole S. Fesmire and Judith C. Siegrist that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the same is unencumbered.

And the said Eller & Olsen Stone Co., Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Carole S. Fesmire and Judith C. Siegrist, their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, the said Eller & Olsen Stone Co., Inc. has caused this instrument to be executed by its duly authorized officer on this 3rd day of January, 1984.

Eller & Olsen Stone Co., Inc.

by J C Siegrist J President

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. C. Siegrist, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Eller & Olsen Stone Co., 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 official seal at Nashville, Tennessee, this 5 day of January, 1984.

Delia Richards
Notary Public

My commission expires: 10-21-84.

NOTARY PUBLIC DAVIDSON COUNTY

HS 67 17
IDENTIFICATION REFERENCE
JAN 10 3 28 PM '84
FELIX Z. COLEMAN REGISTER
DAVIDSON COUNTY, TN

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State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Judith C. Siegrist
Affiant

Subscribed and sworn to before me, this 5 day of January, 1984.

Delia Richards
Notary Public

My commission expires: 10-21-84.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6211 PAGE 791

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
5271A01/10/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H S 6 7. 1 7.

IDENTIF. REFERENCE

JAN 10 3 28 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 5721