PREPARED BY: Felix
J. Mitchell Grissim, Jr.
323 Union Street
Nashville, TN 37201

# WARRANTY DEED

BOOK 6283 PAGE 863

| NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Alma Smith<br>6301 Eatons Creek Road<br>Joelton, Tennessee 37080 | Same | Map 21-4<br>Parcel 21-4 |

**FOR AND IN CONSIDERATION** of the sum of Four Thousand Three Hundred and no/100 ($4,300.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, McDOWELL DEVELOPMENT CORPORATION hereinafter called the grantor, has bargained and sold, and by these presents do transfer and convey unto ALMA SMITH, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee and described according to deed descriptions and calculated lines as follows:

BEGINNING at an iron pin set, the most northwest corner of this tract, and being a corner to Lot 4, Feltswood Subdivision, Section one, Plat book 3700, page 13, Registers Office, Davidson County, Tennessee; thence, with the line of said lot 4, S. 70 deg. 10 min. 43 sec. E. 151.16 feet to an existing concrete monument, corner to lot 5; thence, with the line of said lot 5 S. 80 deg. 16 min. 43 sec. E. 167.57 feet to an existing concrete monument, a common corner to said lot 5 and lot 6; thence, with the line of said lot 6, S. 69 deg. 53 min. 51 sec. E 200.73 feet to an existing iron pin, corner to lot 7, and a corner to property conveyed in book 5857, page 62; thence, with said property S. 14 deg. 56 min. 52 sec. W. 221.87 feet to an existing iron pin, corner to said property, and being in the northerly margin of Proposed Feltswood Drive; thence, with the margin of said drive five calls as follows: thence, with a curve to the right having a radius of 832.46 feet, a central angle of 4 deg. 48 min. 47 sec., and an arc length of 69.93 feet to an existing iron pin; thence, S. 70 deg. 14 min. 21 sec. E. 201.93 feet to an existing iron pin; thence, with a curve to the left having a radius of 676.11 feet, a central angle of 16 deg. 26 min. 14 sec., and an arc length of 204.41 feet to an existing iron pin, corner of property conveyed in deed book 5858, page 283; thence, S. 82 deg. 36 min. 31 sec. E. 95.00 feet to an existing iron pin; thence, with a curve to the right having a radius of 1933.11 feet, a central angle of 2 deg. 28 min. 15 sec., and an arc length of 83.36 feet to an existing iron pin in the margin of said proposed road, and the most southeast corner of property described in deed book 5858, page 283; thence, leaving said road and with said property N. 9 deg. 51 min. 44 sec. E. 261.65 feet to an existing iron pin, corner to said property in deed book 5858, page 283, and a common corner to Lots 9 and 10, Feltswood Subdivision; thence, with the line of said lot 10, N. 87 deg. 26 min. 57 sec. E. 79.55 feet to an iron pin set; thence, N. 18 deg. 57 min. 17 sec. E. 94.60 feet to an existing iron pipe, a corner to said lot 10; thence, S. 26 deg. 44 min. 26 sec. E. 240.84 feet to an existing iron pipe; thence, S. 12 deg. 48 min. 15 sec. W. 188.93 feet to an iron pin set in the northerly margin of said proposed Feltswood Drive; thence, crossing said drive S. 12 deg. 48 min. 15 sec. W. 25.00 feet to

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DAVIDSON COUNTY, TN

a point in the center of said drive; thence, N. 76 deg. 36 min. 31 sec. W. 5.00 feet to a point in the center; thence, S. 12 deg. 48 min. 15 sec. W. 25.00 feet to an existing iron pin in the southerly margin of said drive, and being a corner to property conveyed in deed book 5806, page 737; thence, with said property and with the margin of said drive for the next seven calls as follows: N. 76 deg. 36 min. 31 sec. W. 100.00 feet to an existing iron pin; thence, with a curve to the left having a radius of 1883.11 feet, a central angle of 6 deg. 00 min. 00 sec., and an arc length of 197.20 feet to an existing iron pin; thence, N. 82 deg. 36 min. 31 sec. W. 95.00 feet to an existing iron pin; thence, with a curve to the right having a radius of 947.81 feet, a central angle of 10 deg. 53 min. 49 sec., and an arc length of 180.26 feet to a point; thence, with a curve to the left having a radius of 25.00 feet, a central angle of 88 deg. 31 min. 39 sec., and an arc length of 38.63 feet to an iron pin; thence, S. 19 deg. 45 min. 39 sec. W. 214.66 feet to a point, corner to said property of record in deed book 5806, page 737; thence, N. 77 deg. 29 min. 58 sec. W. 50.40 feet to a point, corner to said proposed road; thence, N. 77 deg. 29 min. 58 sec. W. 298.37 feet to an existing iron pin; thence, N. 3 deg. 13 min. 44 sec. E. 270.26 feet to an existing iron pin in the southerly margin of said proposed drive; thence, with said margin N. 80 deg. 58 min. 06 sec. W. 265.00 feet to a point in the southerly margin of said drive; thence, crossing said drive N. 3 deg. 33 min. 04 sec. W. passing an iron pin set at 50.00 feet and in all 363.01 feet to the beginning.



Being the same property conveyed to McDowell Development Corporation by warranty deed from H. C. Felts and wife, Emma T. Felts of record in Book 4576, page 851, Register's Office of Davidson County, Tennessee.

**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 2 day of May, 1984.

MCDOWELL DEVELOPMENT CORPORATION

BY: David S. Gary VP

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David S. Gary, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that him to be the Vice President respectively of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such Vice President executed the within instrument for the purposes therein contained by signing the name of the corporation by the said David S. Gary as Vice President.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1983.

Belinda Denise Massey
Notary Public

My Commission expires: April 21, 1988

BELINDA DENISE MASSEY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,300.00.

Mitch Kramer
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1983.

Belinda Renee Massey
Notary Public

My Commission expires: April 1, 1985

BELINDA RENEE MASSEY NOTARY PUBLIC STATE OF TENNESSEE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6283 PAGE 866

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

4300.00- CAMT.
11.13 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 20.63-
3339A05/02/84 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 2 4 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32951