[redacted], Attorney
300 Court Square Building, Nashville, TN 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip Saindon, Trustee | Same | 070-06-0-050.00 |
| (NAME) 5408 Sam Marcus Dr. | (NAME) | 070-10-0-006.00 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* One Hundred Forty Five Thousand & 00/100 ($145,000.00) ---------- *DOLLARS* cash in hand paid by Phillip Saindon, Trustee, grantee herein, and other good and valuable considerations, receipt of which is hereby acknowledged;

1 6 2 4 3 2

T IDENTIF. REFERENCE

Nov 8 11 11 AM '84

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TN

BOOK 6422 PAGE 343

TRINITY LANE DEVELOPMENT CORPORATION, a Tennessee corporation,

*have bargained and sold, and by these presents do transfer and convey unto the said* PHILLIP SAINDON, TRUSTEE, with full power and authority to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District of Davidson County, Tennessee, described with reference to surveys by George W. Watkins, Surveyor, dated October 11, 1969, Sept. 1, 1972, and April 20, 1974, as follows :

Beginning at a point in the southerly margin of West Trinity Lane (Young's Lane), in the east boundary line of the property described as Tract No. 2 in the deed from Sadie E. Markle to Fedora Rebecca Markle, of record in Book 2100, page 441, said beginning point being S 20° 30' E a distance of 25 feet from the northeast corner of said Tract No. 2; thence with the east line of Tract No. 2, and continuing with the east boundary lines of Tract No. 3 and Tract No. 1 described in said deed of record in Book 2100, page 441, S 20° 30' E a distance of 1,237 feet, more or less, to the low water mark of the Cumberland River, at the southeast corner of said Tract No. 1; thence with said low water mark of the River, S 55° 22' W a distance of 375.5 feet, more or less, and S 49° 32' W a distance of 328.7 feet, more or less, to the southwest corner of Tract No. 4 described in said deed of record in Book 2100, page 441; thence leaving the River bank, and with the west boundary line of said Tract No. 4, N 20° 30' W a distance of 1,065 feet, more or less, to an iron pin; thence N 69° 30' E a distance of 50 feet to an iron pin; thence N 20° 30' W a distance of 224 feet to a point in a curved line which lies 30 feet south of and runs parallel to, the centerline of said West Trinity Lane; thence eastwardly with said curved line, curving to the right with radius of 1,402.5 feet, a distance of 577.4 feet to a point; thence northwardly, at a right angle, a distance of 5 feet to a point; thence eastwardly with a curved line to the right, having a radius of 1,407.5 feet, a distance of 29 feet to a point; thence N 69° E a distance of 34 feet to the point of beginning, said beginning point being 25 feet southwardly from the centerline of West Trinity Lane.

Being Tracts Nos. 1 and 3, and parts of Tracts Nos. 2 and 4, which were conveyed to Fedora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $145,000.00

Subscribed and sworn to before me, this the 7th day of November, 84

My commission expires: 4/20/86 (Affix Seal)

Affiant

Notary Public

11/30 3802

Rebecca Markle by the aforesaid deed of record in Book 2100, page 441; and being the same property conveyed to Trinity Lane Development Corporation, a Tennessee corporation, by deed from Jacob E. Markle, individually and as trustee, of record in Book 4874, page 146.

Together with the Grantor's interest in an easement for a water supply pipe line, as set out and described in the instrument of record in Book 1300, page 273.

Said property is conveyed subject to a flowage easement as set out in the instrument of record in Book 2157, page 445, and to the lien of taxes for 1984, which have been prorated and assumed by the grantee.

The Books and pages above cited refer to the records of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Phillip Saindon, Trustee, his successors ~~heirs~~ *and assigns, forever.*

*And* grantor *do covenant with the said* Phillip Saindon, Trustee, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated above.

*And* Trinity Lane Development Corporation *do further covenant and bind* itself, its successor and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Phillip Saindon, Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 7 *day of* November, *19*84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TRINITY LANE DEVELOPMENT CORPORATION

by: Everett Templeton
EVERETT TEMPLETON, PRESIDENT

Wanda Templeton
WANDA TEMPLETON, SECRETARY

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

.....

.....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

---

*STATE OF*.....
*COUNTY OF*.....



*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

.....

.....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

---

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Hugh C. Lawser, *a Notary Public of the State and County aforesaid, personally appeared* Everett Templeton, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Trinity Lane Development Corporation, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 7th *day of* November, *19* 84

Hugh C. Lawser
Notary Public

*Commission Expires* 4/24/86

HUGH C. LAWSER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 6422 PAGE 346

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

145000.00- CAMT.
377.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 386.50-
5802A11/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 4 3 2

IDENTIF. REFERENCE

Nov 8 11 18 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0083886