Mail

THIS INSTRUMENT IS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

Address of New Owner:
AMON RINGEMANN, Trustee
3937 Gallatin Rd.
Nashville, Tenn.
37216

Send Tax Bills To:
same

Map & Parcel Nos.
Map 29
Parcel 144
265

BOOK 6520 PAGE 955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, I, Danny Young, a single person the Grantor, have this day bargained and sold, and do hereby transfer, convey unto the said Amon Ringemann, Trustee, with full power to sell, convey, transfer, mortgage or encumber without the necessity of joinder of any beneficiary, the Grantee, his, successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Alley & Brown, Engineers, dated April 4, 1969, as described as follows:

TRACT 1: Beginning at a point in the northerly margin of a 50 foot easement; said easement being recorded in Book 4276, page 581, R.O.D.C., and said point being a common corner in the most easterly margin of the Clive Anderson, Sr., et al property; thence South 66° 15' West 51.0 feet along the northerly margin of said easement to a point; thence north 31° 30' West, 460.98 feet to a point; thence North 84° 05' West, 60.0 feet to a point on a curve having a radius of 1217.0 feet; thence along said curve to the right, a distance of 1368.92 feet to a point; thence North 85° 05' West, 185.0 feet to a point; thence North 4° 55' East 50.0 feet to a point; thence South 86° 05' east, 50.0 feet to a point, said point being a common corner of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 85° 05' East, 984.78 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al. properties; thence North 78° 55' East, 344.20 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 84° 05' East, 202.16 feet to a point; said point being on the common margin of John B. Aita et ux and Clive Anderson, Sr., et al properties; thence South 31° 30' East, 488.88 feet to the point of beginning containing 6.097 acres more or less.

TRACT II: Beginning at a point in the northwest corner of the John B. Aita and wife property, said point being a common corner with the most north-easterly corner of the Clive Anderson, Sr., et al property; thence South 3° 55' West, 2249.94 feet along a common line between the John B. Aita, et ux property and the Clive Anderson, Sr., et al property to a point, said point being in the southwest corner of the John B. Aita, et ux property; thence North 86° 05' West, 511.50 feet to a point, said point being on the westerly margin of the Clive Anderson, Sr., et al property; thence North 3° 55' East, 2249.94 feet along the westerly margin of the Clive Anderson, Sr., et al property to a point, said point

being in the northwest corner of the herein described tract of land; thence South 86° 05' East, 511.50 feet to the point of beginning, said tract containing 26.42 acres more or less.

The Grantors hereby grant unto the Grantees, its successors and assigns, the right of egress and ingress over a portion of a private road owned by said Grantors, described as follows: Being a 50 foot easement for purposes of ingress and egress, said easement having previously been recorded in Book 4276, page 581, R.O. D.C.: Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 6° 30' East, 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olive E. Conchin by deed from J. C. Carrington, et ux as recorded in Book 4243, page 691, R.O.D.C.; thence South 58° 30' West, 645.0 feet to a point; thence North 85° 00' West, 345.0 feet to a point; thence South 66° 15' West, 38.0 feet to a point; thence North 31° 30' West, 54.0 feet to a point; thence North 66° 15' East, 51.0 feet to a point, said point being a common corner on the most easterly margin of the Clive Anderson, Sr., et al property; thence South 85° 00' East, 351.10 feet to a point; thence North 58° 30' East, 640.4 feet to a point on the westerly margin of Eaton's Creek Road; thence South 6° 30' East, 55.0 feet along said margin to the point of beginning. Said right shall run with the land and be binding on all present and future owners.

Land in the 14th Civil District of Davidson County, Tennessee, described according to survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17, dated August 9, 12, 13, 1968, as follows:

Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 9 deg. 40' East 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olice E. Conchin and wife, Charlene Conchin, by deed from J. C. Carrington et ux. of record in Book 4243, page 691 Register's Office for Davidson County, Tennessee; thence said property herein conveyed fronts from the point of beginning 50 feet on the westerly side of Eaton's Creek Road and runs back between parallel lines as follows: South 58 deg. 30' west 290 feet, more or less, to a point; South 58 deg. 30' West 360.4 feet to a point; North 85 deg. West 351.10 feet to a point; South 66 deg. 15' West 192.00 feet to a point; South 45 deg. 32' West 117.10 feet to a point; South 31 deg. 15' West 137.45 feet to a point; South 49 deg. 48' West 159.70 feet to a line in the rear on which it measures South 32 deg. 33' East 50 feet thereon, this conveyance being a well-graded road. This above conveyance is made subject to egress and ingress to Anna Wright property subject to rights of anyone owning land between road and her property. This above conveyance is made subject to egress and ingress of adjoining properties to the said road above described.

Beginning at a point in the northerly margin of the above-described well-graded road, said point being South 58 deg. 30' West 290 feet, more or less, and

360.4 feet and thence North 85 deg. West 351.10 feet as measured along the northerly margin of said well-graded road from the intersection of the northerly margin of the road herein above described and the westerly margin of Eaton's Creek Road; thence leaving said well-graded road and running in a northwwesterly direction, North 31 deg. 30' West 488.88 feet to an iron pin in the southerly margin of property conveyed to John B. Aita being of record in Book 1306, page 456, Register's Office for Davidson County, Tennessee; thence running along said Aita's southerly margin as follows: North 84 deg. 05' West 202.16 feet to a point, South 78 deg. 55' West 344.20 feet to an iron pin, North 85 deg. 05' West 984.78 feet to an iron pin in the westerly margin of said Aita's property; thence with the westerly margin of Aita's property, North 3 deg. 55' East 2305.94 feet to an iron pin in the southerly margin of property conveyed to Sue T. Viaches, of record in Book 3798, page 59, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Viaches' property North 86 deg. 05' West 511.50 feet to an iron pin in the southerly margin of said Viaches property; thence leaving said Viaches southerly line and running in a southwesterly direction, South 3 deg. 55' West 4200.51 feet along the easterly margin of property conveyed to Edward R. Caruer, of record in Book 3316, page 629 Register's Office for Davidson County, Tennessee, and the easterly margin of property conveyed to Frank Frutiger, of record in Book 846, page 193, Register's Office for Davidson County, Tennessee, and partly along the easterly margin of property conveyed to others to an iron pin in the easterly line of said Frutiger's property; thence leaving said Frutiger's easterly line and running in an easterly direction, North 62 deg. 26' East 613.04 feet to an iron pin; thence North 84 deg. 02' East 1119.28 feet to a point; thence North 53 deg. 56' East 245.62 feet to an iron pin; thence North 19 deg. 59' East 435.98 feet to an iron pin; thence North 32 deg. 33' West 77.30 feet to a point in the northerly margin of the above described well-graded road; thence running with the northerly margin of said well-graded road as follows: North 49 deg. 48' East 159.70 feet to a point, North 31 deg. 15' East 137.45 feet to a point, North 45 deg. 32' East 117.10 feet to an iron pin, North 66 deg. 15' East 192.00 feet to the point of beginning, containing 97.3 acres, more or less.

Included in the above 97.3 acre description is the 6.097 acre tract and the 26.42 acre tract set out above.

Being the same property conveyed to Danny Young by deed from Virginia Young of record in Book 6391, page 285, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Amon Ringemann, Trustee, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Amon Ringemann, Trustee, his successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of March, 1985, at Nashville, Tennessee.

Danny Young
DANNY YOUNG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Young, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1985.

My Commission Expires:

1-31-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Danny Young
AFFIANT

Subscribed and sworn to before me, this 27th day of March, 1985.

My Commission Expires:

1-31-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

03/28 103.50- CHECK

3966

I-9248

IDENTIF. REFERENCE

Mar 28 11 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6520 PAGE 959

FOR _____

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 103.50-
2966A03/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 2 4 8 6

IDENTIF. REFERENCE

MAR 28 11 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120036