FORM NO. WD-1

BOOK 6599 PAGE 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd~~ 5th DAY OF July 1985.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael T. Bates, Attorney 101 Westpark Drive, Brentwood, TN 37027

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas L. Cummings, III (NAME) | Thomas L. Cummings, III (NAME) | 131-9 |
| 216 Plum Nelly Circle (STREET ADDRESS OR ROUTE NUMBER) | 216 Plum Nelly Circle (STREET ADDRESS) | 130-12 |
| Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE William E. Powell, Sr. and William E. Powell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Cummings, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A"

J 1:8 4:8 4:

IDENTIF. REFERENCE

JUL 5 9 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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 our hand s this 3rd day of July, 19 85

William E. Powell, Sr. by Attorney in Fact

X William E. Powell Sr by Wm E Powell II X William E Powell III

William E. Powell, Sr. by William E. Powell, Jr. William E. Powell, Jr.

BOOK 6599 PAGE 219

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, the within named William E. Powell, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 19 85.

Commission Expires 7-18 87

Teresa L. Beard Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, Teresa L. Beard a Notary Public in and for the State and County aforesaid, personally appeared William E. Powell, Jr., Attorney in Fact for William E. Powell, Sr., by Power of Attorney dated June 28, 1985 and recorded in Book , page , R.O.D.C.T.

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact of the William E. Powell, Sr.

~~XXXXXXXXXX~~and that he as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ by himself as Attorney in Fact as the free act and deed

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 19 85.

Teresa L. Beard Notary Public

Commission Expires 7-18-87

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A" BOOK 6599 PAGE 281

BEING a parcel of land in the Second Civil District, City of Forest Hills, Davidson County, Tennessee, located on the southerly margin of Harding Place, 875 feet, more or less, westerly from the westerly margin of Hillsboro Road, part of subject parcel being the westerly 30 feet of Lot No. 23, and the easterly 30 feet of Lot No. 24, of Section One, Westhaven Subdivision of record in Book 1130, page 7, R.O.D.C.T., and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Harding Place, said point being westerly 875 feet, more or less, from the westerly margin of Hillsboro Road, said point also being easterly 30 feet from the original westerly line of said Lot 23, Westhaven Subdivision; thence, leaving said southerly margin of Harding Place, S. 4 deg. 32 min., 11 sec. E.,.165.65 feet to a point; thence, S. 81 deg., 22 min. E., 101.58 feet to a point; thence, with the westerly line of the property conveyed to Thomas E. Batey, et ux, by deed of record in Book 5177, page 603, R.O.D.C.T., S. 27 deg., 51 min. W., 180.05 to a point, being the point of beginning;

THENCE, S. 27 deg., 51 min. W., 155 feet to a point; thence N. 73 deg., 5 min. 9 sec. W., 307.52 feet to a point; thence N. 20 deg., 4 min. E, 125 feet to a point; thence S. 77 deg., 49 min., 38 sec. E., 331.18 feet to the point of beginning, containing 43,902.31 square feet.

TOGETHER with a non-exclusive and undivided interest in the common area used for ingress and egress as follows:

Beginning at a point in the southerly margin of Harding Place, said point being westerly 875 feet, more or less, from the westerly margin of Hillsboro Road, said point also being easterly 30 feet from the original westerly line of said Lot 23, Westhaven Subdivision; thence leaving said southerly margin of Harding Place, S. 4 deg., 32 min., 11 sec. E., 165.65 feet to a point; thence S. 87 deg., 22 min., 38 sec. W., 59.38 feet to a point; thence N. 4 deg., 43 min. W., 166.63 feet to an iron pin in the Right-of-Way of Harding Place, thence with the Right-of-way of Harding Place. S. 88 deg., 22 min., 10 sec. E, 60.25 feet to the point of beginning.

TOGETHER with a non-exclusive and undivided right to use the 40 foot Public Utility and Ingress and Egress easement and the non-exclusive and undivided right to use the off-road parking spaces, all as shown on the survey of Dale and Associates, Inc. dated June 24, 1985 of record in Book _____, page _____, R.O.D.C.T.

HOWEVER, subject to the following:

A 40 Foot Public Utility and Ingress and Egress easement;
A 10 Foot Public Utility easement;
A Sanitary Sewer easement;
A 10 Foot Public Utility and Drainage easement;

all shown on survey of Dale and Associates, Inc. dated June 24, 1985 of record in Book _____, page _____, R.O.D.C.T.

SUBJECT to minimum building setback lines to be determined by the Metro Planning Commission.

SUBJECT to Declaration of Restrictive Covenants, Conditions and Restrictions for Steeple Chase Hills of record in Book _____, page _____ R.O.D.C.T.

BEING land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Steeple Chase Hills, of record in Book _____, page _____, Register's Office of said County, to which plan reference is here made for a more particular description, and as shown on survey prepared by Dale and Associates, Inc., dated June 24, 1985, Job No. 85128.

BEING part of the same property conveyed to WILLIAM POWELL, SR., AND WILLIAM POWELL, JR., by deed from James H. Reed, IV, a single man, of record in Book 6315, page 841, Register's Office for Davidson County, Tennessee.

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6599 PAGE 282

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 1378[illegible]- [illegible]T. | |
| | | | 350.[illegible] CSTAX | |
| | | | .5[illegible] [illegible] | |
| | | | 5.00 [illegible] | |
| | | | CHECK 357,7[illegible]- | |
| | | | 4899A07/05/85 [illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 4:8 4:

IDENTIF. REFERENCE

JUL 5 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151170