6437

BOOK 6651 PAGE 311

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
J. Terry Hunter, Trustee 116 Thirtieth Ave. South Nashville, TN 37212	Same	Map 116-13 Parcel 13 Map 115-16 Parcel 57

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Neil H. Cargile, Jr., unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said J. Terry Hunter, Trustee (the "Grantee"), his successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in instrument of record in Book 1585, page 520 as amended in Book 2439, page 440, said Register's Office, including a provision for approval by West Meade Farms, Inc., or its duly authorized agent, of proposed plans for construction on subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

J. Terry Hunter, Trustee
Affiant

Subscribed and sworn to before me this 9th day of September, 1985.

Cynthia Marie Cargile
Notary Public
My Commission Expires: 11/5/87

3. The Plan of record in Book 2331, page 120, said Register's Office, shows an Owner's certificate, a 75-foot minimum building setback line from Cargile Road and an unnamed roadway (as to the portion of Tract I Shown as Lot 65 on said plat), and a 10-foot easement for public utility purposes along the westerly line and a portion of the easterly line of Tract I.

4. Rights of the public in and to Tract II and that portion of Tract I dedicated on the plat of record in Book 2331, page 120, said Register's Office.

This is improved property, known as 6016 Cargile Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of September, 1985.

Neil H. Cargile, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia Marie Chirgotis, a Notary Public in and for said County and State, the within named Neil H. Cargile, 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 9th day of September, 1985.

Cynthia Marie Chirgotis
Notary Public
My Commission Expires: 11/5/87

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot 65 and the larger tract of land referred to as "Cargile Property" on the map of the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said county, and one unidentified parcel on said plan, all described together according to a survey made by Michael V. Holmes & Associates, Inc., dated July 19, 1985, Job No. 85-136, as follows:

BEGINNING at a concrete monument in the northerly margin of Cargile Road, said monument being 31.06 feet from the westerly margin of Sedberry Road.

1) Thence South 73°03'00" West 3.77 feet to a concrete monument.

2) Thence with a curve to the right (having a central angle of 7°51'00" and a radius of 596.20 feet) 81.68 feet to a concrete monument.

3) Thence South 80°54'00" West 532.90 feet to a concrete monument.

4) Thence with a curve to the right (having a central angle of 13°30'27" and a radius of 279.50 feet) 65.89 feet to an iron pin.

5) Thence North 4°54'41" East 206.79 feet to a concrete monument.

6) Thence North 30°07'11" West 287.90 feet to an iron pin.

7) Thence North 38°39'00" East 288.40 feet to an iron pin.

8) Thence North 32°58'00" East 215.00 feet to a concrete monument.

9) Thence North 26°07'43" East 57.88 feet to a concrete monument.

10) Thence South 54°47'00" East 304.00 feet to an iron pin.

11) Thence with a curve to the left (having a central angle of 10°57'24" and a radius of 408.60 feet) 78.14 feet to an iron pin.

12) Thence South 67°10'00" East 110.70 feet to a concrete monument.

13) Thence South 31°11'12" East 79.87 feet to a concrete monument.

14) Thence South 34°16'20" West 125.90 feet to a concrete monument.

15) Thence South 55°48'17" East 167.83 feet to an iron pin.

16) Thence South 34°13'00" West 32.00 feet to an iron pin.

17) Thence with a curve to the left (having a central angle of 63°30'00" and a radius of 267.45 feet) 296.41 feet to a concrete monument.

18) Thence South 29°17'00" East 51.65 feet to a concrete monument.

19) Thence with a curve to the right (having a central angle of 102°20'00" and a radius of 25.00 feet) 44.65 feet to the point of beginning containing 494,471.1 square feet or 11.351 acres.

TRACT II:

Being a tract of land located in the Eighth Civil District, Davidson County, Tennessee, and being an unidentified parcel on the map of the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County, and being described more fully as follows:

Beginning at a point, which is a concrete monument at the southeast corner of Lot 70 of Harding Park, R.O.D.C., Book 2331, page 120, and proceeding as follows: Along a 358.6 foot radius curve to the left a distance of 200.4' along the property line of Lot 70 to a concrete monument; thence, along said property line in a northerly direction a distance of 1.0' to a point; thence, around a 25.0 foot radius turnout to the left a distance of 37.9' to a concrete monument in the south right-of-way of Laird Road; thence, along said right-of-way a distance of 102.1' to a concrete monument in the northwest corner of Lot 60; thence, around a 25.0 foot radius turnout to the left a distance of 42.5' to a point; thence, around a 408.6 foot radius curve to the right along the property line of Lot 60 a distance of 224.3' to a concrete monument; thence, North 54 degrees 47' West a distance of 50.0' to the point of beginning and containing 0.3 acre, more or less.

Being the same property conveyed to Neil H. Cargile from Eleanora Allen Cargile by warranty deed of record in Book 5698, page 695, Register's Office for Davidson County, Tennessee, and by Deed of Correction executed by Neil H. Cargile and Eleanora Allen Cargile of record in Book 5698, page 698, Register's Office for Davidson County, Tennessee.

34969

IDENTIFICATION REFERENCE

SEP 9 4 27 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6651 PAGE 315

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1,450,000.00		
			3770.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 3782.50-	
			5153AC9/09/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 9 6 9

IDENTIFICATION REFERENCE

SEP 9 4 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170928