THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| David E. Blaisdell<br>8011 Old Springfield Hwy<br>Goodlettsville, Tn. 37072 | Same as new owner | Map 12<br>Parcel 8<br>10D-19260 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, JOHN T. LEEMAN, an unmarried man and MARGARET BURRIS LEEMAN, an unmarried woman hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said DAVID E. BLAISDELL and wife, MARILYN W. BLAISDELL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being the 10th Civil District of Davidson County, Tennessee, bounded on the North by Swift, Bounded on the East by Dickerson Pike, Bounded on the South Bakers Station Road and Bounded on the West by Bridges and being more particularly described according to a survey by Johnson & Dillehay Land Surveyors, dated September 26, 1985, as follows:

BEGINNING on an iron pin (found) located in the west margin of Dickerson Pike, said pin being the northeast corner of said Tract and a corner to Swift; thence along the West margin of Dickerson Road for the next three calls South 32 degrees 04 minutes 48 seconds East 202.88 feet to an iron pin, South 32 degrees 26 minutes 18 seconds East 255.94 feet to an iron pin, South 33 degrees 32 minutes 30 seconds East 174.80 feet to an iron pin said pin being the southeast corner of said tract, said pin also located in the north margin of Bakers Station Road; thence leaving Dickerson Road South 56 degrees 36 minutes 37 seconds West 137.34 feet to an iron pin located in the North margin of Bakers Station Road; thence along a curve having a Delta of 67 degrees 04 minutes 15 seconds, a radius of 251.33 feet, a length of 294.21 feet, a chord of 277.69 feet and a chord bearing of South 86 degrees 37 minutes 58 seconds West to an iron pin located in the North margin of Bakers Station Road; thence along the north margin of Bakers Station Road for the next four calls, North 50 degrees 26 minutes 37 seconds West 330.80 feet to an iron pin, North 63 degrees 46 minutes 01 seconds West 134.55 feet to an iron pin, North 79 degrees 54 minutes 29 seconds West 245.78 feet to an iron pin, North 88 degrees 00 minutes 50 seconds West 418.91 feet to an iron pin, said pin being the Southwest corner of said tract and a corner to Bridges; thence leaving Bakers Station Road North 13 degrees 15 minutes 35 seconds East 46.38 feet to an iron

pin, said pin being a corner to Bridges; thence North 18 degrees 23 minutes 10 seconds West 252.25 feet to an iron pin, said pin being a corner to Bridges; thence North 27 degrees 25 minutes 18 seconds East 401.76 feet to an iron pin, said pin being the Northwest corner of said tract and a corner to Bridges and Swift; thence South 61 degrees 05 minutes 14 seconds East 900.89 feet to an iron pin (found); thence North 63 degrees 07 minutes 45 seconds East 203.97 feet to the point of beginning, containing 15.35 acres, more or less.

Being property conveyed to John T. Leeman, by deed from H. H. Leeman, a widower, of record in Book 5000, page 617, Register's Office, Davidson County, Tennesee, and the same property vested in John T. Leeman and Margaret Burris Leeman, under final decree of divorce under Docket No. 84D-2279, in the Fourth Circuit Court for Davidson County, tennessee.

This deed is executed by John T. Leeman by his lawful attorney-in-fact, Helen Johnson, pursuant to the power and authority vested in her by an instrument filed for record simultaneously herewith.

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, the GRANTORS 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 warrant that the same is unencumbered, except as follows:

1) 1985 State and County taxes, prorated between the parties and paid in full.

2) Health Letter issued as to sewage soil absorption system from Metropolitan Government of Nasvhille and Davidson County, of record in Book 5016, page 10, said Register's Office.

3) Easement for transmission line granted to USA in Book 1196, page 405, said Register's Office.

4) Easement for right of way granted to South Central Bell of record in Book 1118, page 463, said register's Office.

5) Any existing or visible easements.

And We, the GRANTORS do further covenant and bind myself, my, 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.

WITNESS our hands on this the 2nd day of October, 1985.

John T Leeman
JOHN T. LEEMAN
By: Helen Johnson, as
Attorney-in-fact

Margaret Burris Leeman
MARGARET BURRIS LEEMAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand and official seal, this the 2nd day of October, 1985.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 2nd day of October, 1985, before me, personally appeared HELEN JOHNSON, to me known to be the person who executed the foregoing instrument in behalf of JOHN T. LEEMAN, and acknowledged that she executed the same as the free act and deed of the said JOHN T. LEEMAN.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

41955

IDENTIFICATION REFERENCE

Oct 4 10 42 AM '85

FELIX [illegible]
DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 6674 PG 426

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of October, 1985.

NOTARY PUBLIC

My Commission Expires: 4-19-88

STATE OF TENNESSEE NOTARY PUBLIC

375

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6674 PAGE 427

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

136000.00- CAMT.
353.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 366.10-
3575A10/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4195

IDENTIFICATION REFERENCE

OCT 4 10 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179124

427