Mail

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

BOOK 6831 PAGE 931

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert Bobel, et ux 5120 Clarksville Hwy. Whites Creek, TN 37189	SAME	Map 39 P/o Par 82 JS

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, SAMUEL LEON INGRAM, SR. and wife, ETHEL INGRAM, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROBERT BOBEL and wife, DEBORAH G. BOBEL, 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:

Two tracts or parcels of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey & Associates Surveyors, dated July 2, 1985, as follows;

TRACT 1:
BEGINNING at an iron pin in the easterly margin of Clarksville Highway, a corner to Dan Tarpley; thence North 38° 00' 00" East 147.23 feet to an iron pin; thence North 89° 06' 50" East 111.95 feet to a point; thence North 75° 37' 47" East 20.95 feet to a point; thence North 37° 02' 07" East 38.72 feet to a point; thence North 14° 33' 13" East 67.82 feet to a point; thence North 10° 23' 19" East 39.27 feet to a point; thence North 27° 52' 47" East 201.59 feet to a point; thence North 40° 42' 15" East 251.58 feet to a point; thence North 46° 41' 45" East 68.48 feet to a point; thence North 56° 44' 36" East 108.08 feet to a point; thence North 59° 06' 28" East 68.71 feet to a point; thence North 50° 57' 45" East 78.42 feet to a point; thence North 46° 23' 56" East 259.37 feet to a point in a fence; thence North 54° 55' 59" East 159.23 feet to an iron pin; thence South 01° 22' 00" East 165.00 feet to a point; thence South 61° 22' 00" East 191.40 feet to a point; thence South 01° 22' 00" East 148.50 feet to a point; thence South 64° 22' 00" East 519.75 feet to an iron pin; thence South 52° 12' 57" West 1,435.49 feet to an existing monument; thence South 41° 02' 41" West 10.12 feet to a point in the easterly margin of Clarksville Highway; thence with said margin of said highway on a curve having a radius of 2900.00 feet 240.48 feet to an existing monument; thence North 55° 39' 01" West 505.21 feet to the point of beginning and containing 26.97 acres, more or less.

TRACT 2:
BEGINNING at a point in the Westerly margin of Clarksville Highway, a corner to Rick Hazelwood; thence with said margin of said Highway South 55° 39' 01" East 509.68 feet to a

point; thence on a curve with a radius of 2830.00 feet 218.34 feet to a point; thence leaving said Highway South 52° 13' 05" West 68.91 feet to a point; thence North 51° 26' 16" West 127.72 feet to a point; thence North 57° 42' 08" West 106.39 feet to a point; thence North 58° 57' 44" West 212.57 feet to a point; thence North 64° 00' 08" West 108.05 feet to a point; thence North 65° 54' 23" West 164.51 feet to an iron pin; thence North 38° 00' 00" East 125.95 feet to the point of beginning and containing 1.35 acres, more or less.

BEING a part of the same property conveyed to Samuel Leon Ingram, Sr. by deed from William Boyd Ingram of record in Book 4478, page 424, Register's Office for Davidson County, Tennessee.

Ethel Ingram, wife of Samuel Leon Ingram, Sr., joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise.

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 for:

A. 1986 taxes which are a lien but not yet due and payable and which shall be prorated between the parties, according to the Tax Assessor's records and paid, each party paying their respective prorata share of such taxes, on or before February 15, 1987.

B. An Easement for water service lines granted to Benjamin W. Barry, et ux, from Samuel Leon Ingram, Sr. of record in Book 5506, page 371, Register's Office for Davidson County, Tennessee, if applicable.

And we, the GRANTORS, do further covenant and bind ourselves, 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 15 day of April, 1986.

Samuel Leon Ingram Sr.
SAMUEL LEON INGRAM, SR.

Ethel Ingram
ETHEL INGRAM

92545

IDENTIFICATION REFERENCE

APR 17 3 21 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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 SAMUEL LEON INGRAM, SR. and wife, ETHEL INGRAM, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 15th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

Robert Bobel
Affiant

Sworn to and subscribed before me, this the 15th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6831 PAGE 934

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

65000.00- CAMT
169.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 178.50-
4283A04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92545

IDENTIFI REFERENCE

APR 17 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238345