WARRANTY DEED BOOK 6910 PAGE 636

Mail

Address New Owners As Follows:
Robert E. Cole, Et Ux
14184 Old Hickory Blvd.
Antioch, Tennessee 37013

Send Tax Bills To:
Robert E. Cole
14184 Old Hickory Blvd.
Antioch, Tennessee
37013

Map 181
Parcel
Part of
28

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY
CANTRELL & KIRBY, ATTORNEYS
Suite 600
1719 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is

$ 300.00

Robert E. Cole
Affiant

Subscribed and sworn to before me, this the 7 day of July, 1986.

Gaye Stewart
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-9-89

18123

IDENTIFICATION REFERENCE

JUL 8 9 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Five Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Will P. Lansdown, Jr. and wife, Rosa Gail Lansdown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert E. Cole and wife, Betty J. Cole, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being a 0.237 more or less acre tract of land, lying in the 2nd Civil District of Davidson County, Tennessee and being more particularly described by a survey of Anderson-Delk & Associates, Inc., which survey is not of record, and described as follows:

Beginning at an existing iron pin, said iron pin being the most Northeasterly corner of the Robert E. Cole, et. ux. tract as of record in Book 5761, Page 111 Register's Office Davidson County, Tennessee and the most Northwesterly corner of the afore mentioned Lansdown Tract, thence with the Northerly line of the herein described tract, South 84 degrees, 10 minutes, 53 seconds East a distance of 33.52 feet to a point; thence South 03 degrees, 07 minutes, 50 seconds West a distance of 202.25 feet to a point; thence South 12 degrees, 09 minutes, 54 seconds West a distance

of 213.23 feet to a point on the Easterly line of the said Cole Tract; thence with the said Easterly line of the Cole Tract North 03 degrees, 07 minutes, 50 seconds East, a distance of 414.04 feet to the point of beginning, containing 0.237 acres more or less.

Being a part of the same property conveyed to Will P. Lansdown, Jr. and wife, Rosa Gail Lansdown, by deed from Caesar E. Urrutia, Trustee, of record in Book 5742, page 848, Register's Office of Davidson County, Tennessee.

Private Water Line Easement

A 10 foot wide water line easement for an existing water line to serve the afore mentioned Cole Property (said water lying on and crossing a portion of the afore mentioned Lansdown Tract) the centerline of which is more particularly described as follows:

Starting from a point on the Northerly margin of Old Hickory Boulevard, said point being the most Southeasterly corner of the afore mentioned Lansdown Tract; thence with the said Northerly margin of Old Hickory Boulevard North 83 degrees, 26 minutes, 26 seconds West, a distance of 111.50 feet to a point; thence continuing North 81 degrees, 48 minutes, 50 seconds West a distance of 104.66 feet to the point of beginning; thence leaving the Northerly margin of Old Hickory Boulevard and with the centerline of the herein described easement, North 05 degrees, 48 minutes, 53 seconds East a distance of 602.16 feet to a point; thence continuing North 18 degrees, 09 minutes, 01 seconds West a distance of 48.01 feet to the terminus of the herein described easement.

Temporary Driveway Easement

The Grantors do hereby grant unto the Grantees a temporary driveway easement across their property with the presently existing driveway being used by the Grantees for ingress and egress to their property. The Grantors or their successors may cancel this temporary driveway easement by the giving of a fourteen (14) day notice to the Grantees or their successors to cease making use of the driveway across their property. Said notice to be given by certified mail, return receipt.

This is unimproved property located at 14184 Old Hickory Blvd., Antioch, Tennessee 37013.

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 successors 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 successors and assigns, against the lawful claims of all persons

whomever. 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 my hand this 7 day of July, 1986.

Will P. Lansdown Jr.

Rosa G. Lansdown

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Will P. Lansdown, Jr. and Rosa Gail Lansdown, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Nashville, Tennessee, this 7 day of July, 1986.

Gay Stewart

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-9-89

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

RECEIVED OF _____

FOR _____

BOOK 6910 PAGE 639

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
			300.00- CAPT.	
			.84 CSTAX	
			.50 PRFEE	
			9.00 WDCTD	
			CASH	10.34-
447	AD7	07/08/86	SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18123

IDENTIFICATION REFERENCE

JUL 8 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267901