mail

THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
DOYLE GENE MENEES 322 Kenton Avenue Old Hickory, TN 37138	Same	Map 63-00 Parcel 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DOYLE GENE MENEES, Executor of the Estate of ED S. MENEES, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said DOYLE GENE MENEES, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the north margin of Menees Lane, thence North 0 degrees 22 minutes 43 seconds East 599.21 feet to an iron pin; thence North 40 degrees 05 minutes 24 seconds East 241.08 feet to an iron pin; thence North 01 degree 18 minutes 45 seconds East 561.28 feet to an iron pin; thence North 01 degree 49 minutes 18 seconds East 41.31 feet to an iron pin; thence North 87 degrees 30 minutes 52 seconds West 648.69 feet to an iron pin; thence along an existing fence North 03 degrees 14 minutes 03 seconds East 72.00 feet to a point; thence North 03 degrees 21 minutes 50 seconds East 332.71 feet to a point; thence North 03 degrees 51 minutes 36 seconds East 229.72 feet to a point; thence North 03 degrees 18 minutes 21 seconds East 220.73 feet to a point; thence North 03 degrees 23 minutes 21 seconds East 460.09 feet to an iron pin; thence North 61 degrees 18 minutes 08 seconds East 66.13 feet to a point; thence North 61 degrees 15 minutes 06 seconds East 172.86 feet; thence North 61 degrees 51 minutes 15 seconds East 520.51 feet; thence South 01 degree 46 minutes 12 seconds West 530.61 feet to an iron pin; thence South 01 degree 37 minutes 13 seconds West 380.91 feet to a point; thence South 01 degree 39 minutes 55 seconds West 518.64 feet to a point; thence South 01 degree 22 minutes 32 seconds West 118.67 feet to a point; thence South 01 degree 26 minutes 20 seconds West 83.48 feet to a point; thence South 01 degree 49 minutes 11 seconds West 72.00 feet to an iron pin; thence South 01 degree 49 minutes 11 seconds West 41.16 feet to an iron pin; thence South 01 degree 18 minutes 45 seconds West 578.01 feet to an iron pin; thence South 40 degrees 05 minutes 24 seconds West 240.61 feet to an iron pin; thence South 0 degrees 22 minutes 43 seconds West 581.15 feet to the northern right-of-way of Menees Lane, thence following the right-of-way of Menees Lane North 89 degrees 37 minutes 17 seconds West 50.00 feet to the point of beginning; containing 25.06 acres more or less.

BEING part of the property conveyed to Ed S. Menees by deed of record in Deed Book 1425, page 574, Register's Office for Davidson County, Tennessee. The said Ed S. Menees having devised said property to Doyle Gene Menees by Will of record in the Probate Court for Davidson County, Tennessee, being File No. 77853.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DOYLE GENE

MENEES, his successors, heirs and assigns forever. I covenant that I lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said DOYLE GENE MENEES, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20 day of February, 1987.

Doyle Gene Menees
DOYLE GENE MENEES, Executor of the Estate of ED S. MENEES

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Doyle G. Menees
AFFIANT

Subscribed and sworn to before me, this 24th day of February, 1987

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared DOYLE GENE MENEES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville Tennessee, this 20th day of February, 1987.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

9.75 1 7

IDENTIFICATION REFERENCE

FEB 26 11 13 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7148 PAGE 154

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

75000.00- CAMT.
210.00 COTAX
.50 PRFEE
6.00 WDEED
CHECK 216.50-
4834A02/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9' 7' 6 1 7'

IDENTIFICATION REFERENCE

FEB 26 11 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50108