RE-RECORD BOOK 7424 PAGE 149

BOOK 7160 PAGE 28

01339

Map: 154

Parcel: 130

IDENTIFICATION REFERENCE

WARRANTY DEED

MAR 6 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address of New Owner(s)
Neal W. Carter
Route 1, Box 86F
Kingston Springs, Tennessee 37082

Address of Mortgagee:
Albert Anthony Nolan
2502 Sunset Place
Nashville, Tennessee 37212

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Dominion Bank Building
315 Union Street
Nashville, Tennessee 37201

mail

Mail

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $36,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 5 day of March, 1987.

James D. Jordan
Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of THIRTY-SIX THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Albert Anthony Nolan and wife, Vicky Derrick Nolan, have bargained and sold, and by these presents do transfer and convey to Neal W. Carter, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 9th Civil District, beginning at an iron rod in the center of a drive leading from an easement which runs to Griffith Road, on the west edge of a small lake in the north boundary of Miller Property, then with said line of Miller, North 65° 03' 25" West, 399.06 feet to an iron rod, then South 25° 15' 55" West, 394.08 feet to an iron rod, Miller's southwest corner in a fence, then with the north line of Map 154, Parcel 20, North 72° 20' 55" West, 267.60 feet to an iron rod then leaving said north line of Map 154, Parcel 20, North 02° 51' 11" East, 759.46 feet to an iron rod in the center of an easement road leading to Griffith Road, then with said center line, South 64° 24' 46" East, 121.73 feet, South 75° 06' 33" East, 61.24 feet, South 84° 55' 29" East, 72.47 feet, then leaving said easement, South 88° 15' 27" East, 459.68 feet to the center of the drive leading to the lake, thence with said drive South 12° 20' 25" East, 57.45 feet, South 02° 16' 33" West, 380.70 feet, South 10° 27' 12" East, 126.66 feet, to the beginning; containing 10.00 acres more or less according to a survey by Perry A. Chapdelaine, Jr., 3/06/84.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, for the enjoyment of Neal W. Carter, his heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold; subject to the said rights of other person in and to the easement

and subject to the widening of such easement, if necessary, in the event the easement is dedicated as a public way. This easement shall be perpetual and shall run with the land.

There shall be no temporary buildings or house trailers placed on this property. Any residence shall be for a single family and shall have a minimum of 1,700 square feet of living space.

Being the same property conveyed to Albert Anthony Nolan and wife, Vicky Derrick Nolan, by warranty deed from Neal W. Carter and wife, Ann R. Carter, of record in Deed Book 6267, Page 426, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Neal W. Carter, his heirs and assigns, forever.

Albert Anthony Nolan and wife, Vicky Derrick Nolan, do represent to Neal W. Carter, that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Albert Anthony Nolan and wife, Vicky Derrick Nolan, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Neal W. Carter, his heirs and assigns, against the lawful claims of all persons.

Witness this 5 day of March, 1987.

Albert A. Nolan
Albert Anthony Nolan

Vicky Derrick Nolan
Vicky Derrick Nolan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Albert Anthony Nolan and wife, Vicky Derrick Nolan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of March, 1987.

James D. Jordan
NOTARY PUBLIC

My Commission Expires: 7-9-89

NOTARY PUBLIC AT LARGE

RECEIVED
DEC 11 12 00 PM 1987
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

RECEIVED
DEC 11 12 00 PM 1987
DAVIDSON COUNTY, TN

RE-R. NOTE