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

Mail

BOOK 7465 PAGE 818

5344 02/09 0101 03CHECK 178.34

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
G. RICHARD SCOTT, ET UX, GERI Z. SCOTT 503 Cunniff Parkway Goodlettsville, TN 37072	SAME	Map 22 Parcels 84 & 86

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, DAVID R. WADE, III, and wife, BARBARA K. WADE, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said G. RICHARD SCOTT and wife, GERI Z. SCOTT, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING a tract of land shown on Property Map 22, Assessor's Office, bounded in general by a 50 foot easement road (leading to Swindle Road) and the David Wade Remainder on the west; Ben Doubleday on the north; B. L. Reding on the east; and Lester Herrmann, Patrick Jackson, Ronnie Cunningham and Paul Clark on the south, more particularly described as follows:

BEGINNING at an existing iron pin in a 50 foot ingress-egress easement road that runs south to Swindle Road, said pin being the northwest corner of Paul T. Clark (Ref. Deed Book 6917, page 297, R.O.D.C.); thence with 2 new lines and said easement Road N 49°26'38" W. 181.28 feet to an iron pin in the northeast margin of said easement road; thence leaving said road N 36°34'41" W. 1845.78 feet to an iron pin in Ben Doubleday's south line; thence with said Doubleday N 84°59'01" E. 744.27 feet to an iron pin on a ridge, B. L. Reding's northwest corner (Ref. Deed Book 5949, page 320, R.O.D.C.); thence leaving Doubleday and with said Reding and the ridge for the following 4 calls: S 61°00'50" E. 121.40 feet to an "x" marked planted stone; S 21°45'50" E. 436.90 feet to an iron pin; S 58°31'56" E. 1028.89 feet to an iron pin; S 36°12'30" E. 231.82 feet to an iron pin, said pin being N 36°12'30" W. 147.39 feet from a reference iron spike in a tree in a fence between Lester Herrman and B. L. Reding; thence leaving Reding and with the north lines of Lester Herrmann and Patrick Jackson S 51°06'44" W. 392.97 feet to an iron pin, said pin being Jackson's northwest and Ronnie Cunningham's northeast corner, and being N 38°53'16" W. 817.55 feet from a reference iron spike in a creek, Jackson's southwest and Cunningham's southeast corner; thence leaving Jackson and with said Cunningham S 56°09'37" W. 69.24 feet to an iron pin, an interior corner of Paul Clark; thence leaving Cunningham and with said Clark, up a hollow, N 27°04'29" W. 268.40 feet to an iron pin; thence N 52°17'24" W. 71.26 feet to an iron pin; thence S 27°18'05" W. 533.12 feet to an iron pin; thence S 27°18'05" W. 533.12 feet to the point of beginning, containing 30.14 acres, more or less, according to a survey by Randolph L. Chapdelane dated 8/19/87.

BEING part of the property conveyed to David R. Wade, III, by deeds of record at Book 6632, page 284, and Book 6641, page 862, Register's Office for Davidson County, Tennessee.

INCLUDED with the above description is a 50 foot ingress-egress easement road running from Swindle Road up the hill to the southwest corner of said property.

BARBARA K. WADE joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise; and DAVID R. WADE, III, executes this instrument on behalf of BARBARA K. WADE as Attorney-in-Fact, pursuant to Special Power of Attorney, of record in Book 6662, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following restrictions:

1. No trailers allowed on the property.

2. No junk cars or cars without current license allowed on the property.

3. No commercial logging is permitted on the property.

This is unimproved property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 18 day of Jan, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David R. Wade III
DAVID R. WADE, III

Barbara K. Wade
David R. Wade, atty in fact
BARBARA K. WADE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $60,280.00.

Wayne Detrick
AFFIANT

Subscribed and sworn to before me,
this 28 day of January, 1988.

Cindy Tuck
NOTARY PUBLIC

My Commission Expires: 10/29/88

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared DAVID R. WADE, III, 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 18 day of January, 1988.

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 DAVID R. WADE, III, who, upon oath, acknowledged himself to be the attorney-in-fact of BARBARA K. WADE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being authorized so to do, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of BARBARA K. WADE by himself as attorney-in-fact.

Witness my hand and seal at office in Hendersonville, Tennessee, this 18 day of January, 1988.

Candy Finch
NOTARY PUBLIC

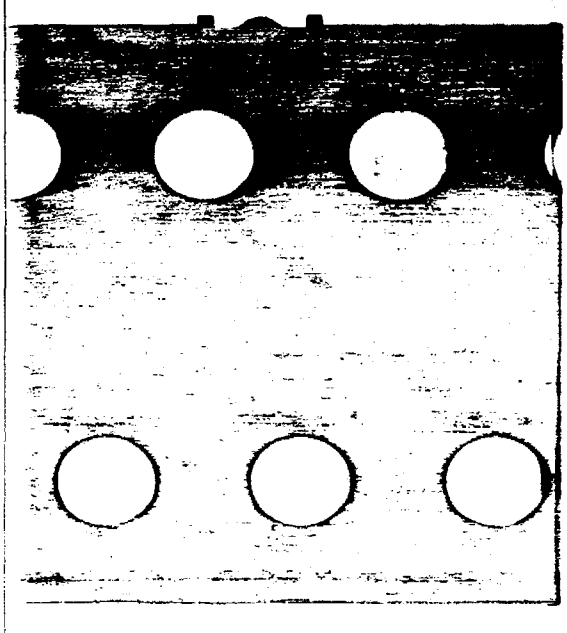
My Commission Expires: 10/28/89

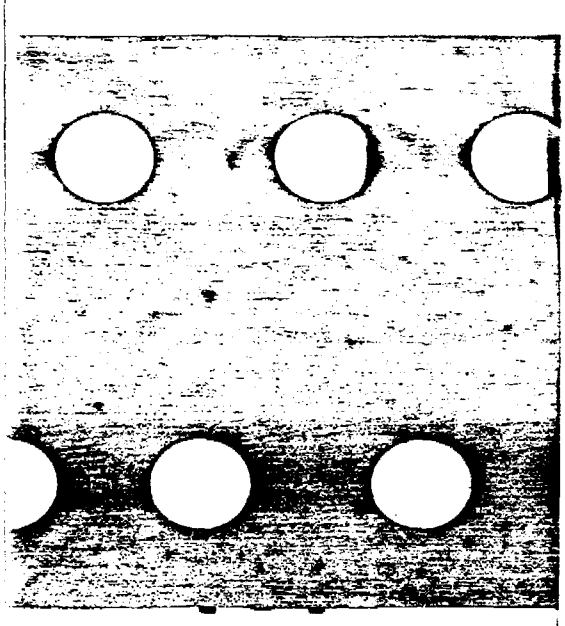
0 3 6 7 1

IDENTIFICATION REFERENCE

FEB 9 10 58 AM '88

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7465 PAGE 821

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 60280.00
CON TX 168.84
PRFEE 0.50
WDEED 9.00
TOTAL 178.34
CHECK 178.34
02/09/88 01 10:59 0001 5344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0367 I.

IDENTIFICATION REFERENCE

FEB 9 10 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60170