23

File No: 8355-5

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Gary Smith etal<br>143 BELLEVALLEY DR.<br>NASHVILLE, TN 37209 | Same | Map 112<br>4647 04/19 0101 08 CHECK 72.22 |

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANDREW H. GLUCK and wife, BILLIE D. GLUCK, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said GARY SMITH, unmarried, a 1/2 undivided interest, and ALISON HIATT, unmarried, a 1/2 undivided interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A".

Being the same property conveyed to Andrew H. Gluck and wife, Billie D. Gluck, by deed from Jerry D. Heath and wife, Dorothy L. Heath, of record in Book 6960, Page 463, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 5379, Pages 497, 501 and 509, and in Book 5393, Page 898, and in Book 7117, Page 744, said Register's Office; Easement of record in Book 2297, Page 637, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GARY SMITH, a 1/2 undivided interest, and ALISON HIATT, a 1/2 undivided interest, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this 12th day of April, 1988.

Andrew H. Gluck
ANDREW H. GLUCK

Billie D. Gluck
BILLIE D. GLUCK

2151.5.

IDENTIFICATION REFERENCE

APR 14 4 18 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $22,400.00.

x _____
AFFIANT

Sworn to and subscribed before me this 12 day of April, 1988.

_____
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew H. Gluck and wife, Billie D. Gluck, 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 Brentwood, Tennessee, this 12 day of April, 1988.

_____
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

EXHIBIT "A"

Proposed 5.0 acre tract being part of the real property described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract (Tract No. 13) served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Leon Easement Road 1931.93 feet in a northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road which joins the road described in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs' northwest corner as shown in Book 5976, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns, but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: With the centerline of Gerry Easement Road North 45 degrees 03' 45" East 572.47 feet to a point; North 59 degrees 50' 26" East 29.64 feet to a point, and with a curve, Northeasterly direction 198.89 feet and with a curve again in center of Gerry Road 70.0 feet to a point; thence leaving Gerry Easement Road South 34 degrees 29' 13" East 532.24 feet to an iron pin; thence South 50 degrees 28' 04" West 773.10 feet to an iron pin; thence North 44 degrees 56' 15" West 498.95 feet to the point of beginning.

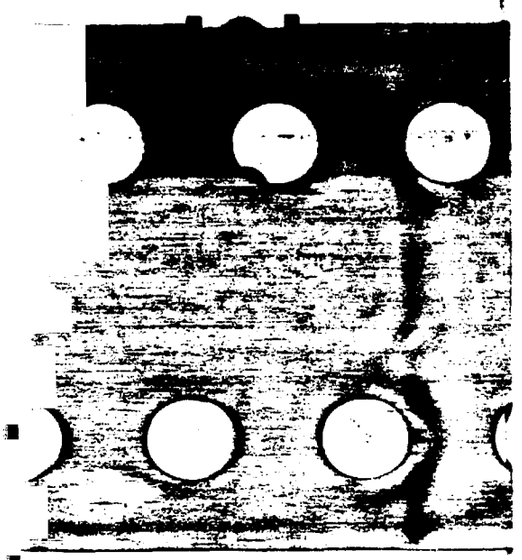
INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

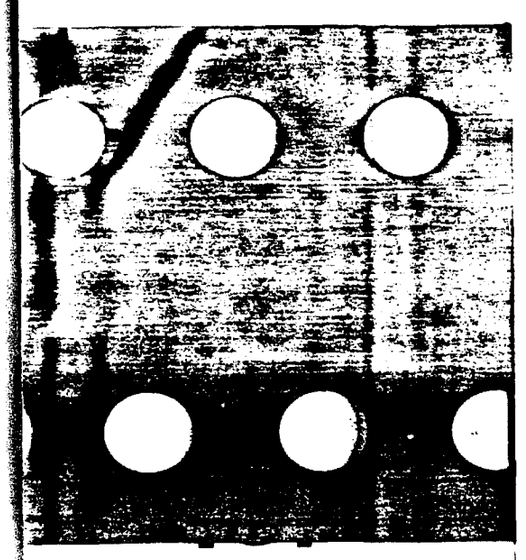
Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey of John Kohl, dated May 17, 1987, as follows:
Beginning at a point in the center of Deer Ridge Lane, also known as Gerry Easement Road, being the same point of beginning in the aforementioned 10.02 acre tract (Tract No. 13), at the northeast corner of Tract No. 14, thence along said center line North 45 degrees 03' 45" East 421.12 feet to a point, thence severing Tract No. 13, South 44 degrees 56' 15" East 538.80 feet to a point in the northerly line of Tract No. 10, thence along said line South 50 degrees 28' 04" West, 423 feet to the southeast corner of Tract No. 14, thence along the easterly line of Tract No. 14, North 44 degrees 56' 15" West 498.95 feet to the point of beginning.

Being part of the same property conveyed to Andrew H. Gluck and wife, Billie D. Gluck, by deed from Jerry D. Heath and wife, Dorothy L. Heath, of record in Book 6960, Page 463, Register's Office for Davidson County, Tennessee, and corrected in Book 7117, Page 744, Register's Office for said County.

This proposed 5.0 acre tract is un-improved property located on Gerry Easement Road, also known as Deer Ridge Road, Nashville, Tennessee.

This description was prepared from information furnished by Andrew H. Gluck and wife, Billie D. Gluck.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7516 PAGE 757

| | | |
|---|---|---|
| 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 22400.00
CON TX 62.72
PRFEE 0.50
WDEED 9.00
TOTAL 72.22
CHECK 72.22

04/14/88 01 16:18 0001 4647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2151.5

IDENTIFICATION REFERENCE

Apr 14 4 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 80788