281

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: H-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LANDMARK PROPERTIES, INC. (NAME)	Same (NAME)	MAP 75-05
1730 General George Patton Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 31
Brentwood, TN. 37027 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, WE ROUSSEL CONSTRUCTION CO., INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANDMARK PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Roussell Construction Co., Inc., by deed from Harold D. Mitchell and wife, Patsy Mitchell, of record in Book 7808, page 277, Register's Office for Davidson County, Tennessee.

217.65

INTERNET REFERENCE

APR 4 1 00 PM '89

FEE: Z WILSON REGISTER DAVIDSON CO. TN

This is unimproved (X) improved ( ) property, known as Lot 10, Hermitage Place, Bonnafield Drive, Hermitage, TN. 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever. 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 its hand this 23rd day of March, 19 89

ROUSSEL CONSTRUCTION CO., INC.

By: Pres.

JAMES K. ROUSSEL, President

STATE OF TENNESSEE
Davidson County

BOOK 7808 PAGE 282

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared JAMES K. ROUSSEL

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the ROUSSEL CONSTRUCTION CO., INC., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 19 89.

James K. Roussel, Notary Public

Commission Expires 11-21-92

WARRANTY DEED

FROM

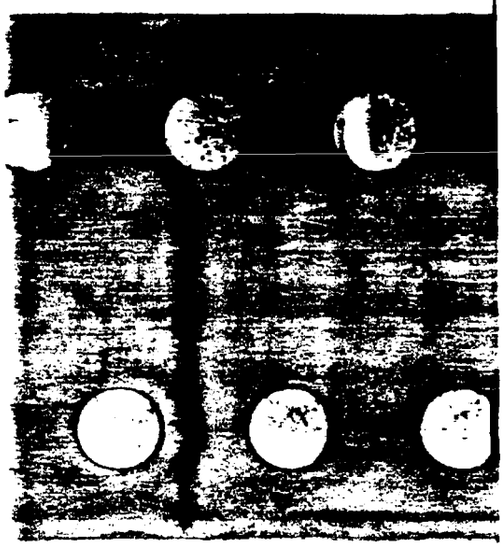
TO

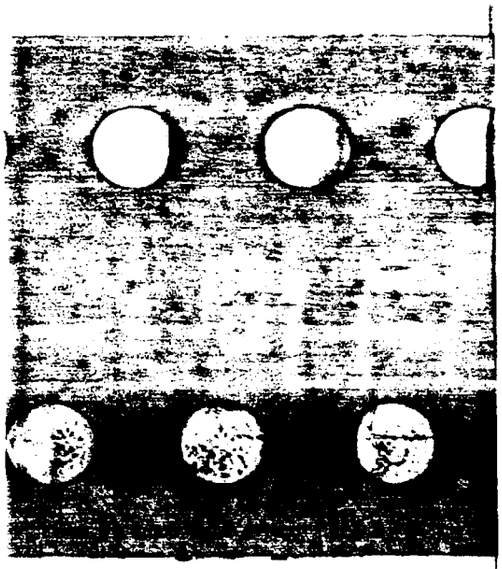
ATTACHED SCHEDULE "A"

Being a 1.75, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee. Said tract further described as being Lot No. 10 on the Plan of Hermitage Place, Section 2, as of record in Plat Book 6900, page 760 of the Register's Office of Davidson County, Tennessee. Property description as follows:

Beginning at a point lying on the southerly margin of Hills Lane (unimproved), said point further described as being the northeast corner of Lot No. 10 and lying 15 feet south of Myles Owens northwest property corner as of record in Book 4508, page 714, Register's Office for Davidson County, Tennessee; thence leaving said point of beginning and running with the common line of Lot No. 10 and Owens South 8 degrees, 38 minutes, 11 seconds West a distance of 318.00 feet to a point at the common intersection of Lot No. 10 and Owen's most southerly corner and Miller Kimbrough's most westerly corner as of record in Book 3317, page 453, Register's Office for Davidson County, Tennessee; thence running with the northeast property line of Hermitage Place, Section One as of record in Plat Book 6900, page 206, North 42 degrees 07 minutes 17 seconds West, a distance of 298.75 feet to a point at the common rear corner of Lots 7 & 8 on the said Plan of Hermitage Place, Section One; thence running North 52 degrees, 33 minutes 39 seconds West, a distance of 175.66 feet to a point at the northwest corner of Lot No. 9 on the Plan of Hermitage Place, Section One; thence running with the common line of Lot No. 9, Section One and Lot No. 10, Section Two, South 58 degrees, 12 minutes, 45 seconds West, a distance of 107.42 feet to a point lying on the easterly margin of Bonnafield Drive; thence running with the easterly margin of Bonnafield Drive and a curve to the right, having a radius of 1477.28 feet, a distance of 54.41 feet to a point at the end of said curve; thence continuing with said margin of Bonnafield Drive North, 29 degrees, 40 minutes, 41 seconds West, a distance of 40.13 feet to a point at the beginning of a curve; thence running with said curve having a radius of 25 feet to the right, a distance of 55.99 feet to a point at the end of said curve lying on the southerly margin of Hills Lane: thence running with the margin of Hills Lane, South 81 degrees, 21 minutes, 49 seconds East, a distance of 506.85 feet to the point of beginning.

2056 04/04 0101 03CHECK $2.00





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

RECEIVED OF _____

FOR _____

BOOK 7808 PAGE 284

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 16000.00
CON TX 52.80
PRFEE 0.50
MTGFEE 9.00
TOTAL 62.30
CHECK 62.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/89 01 13:01 0001 2056

2 1 7.6 5

IDENTIFICATION REFERENCE

APR 4 1 00 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 196494