BOOK 812 PAGE 3 Bot

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY (AOA)

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & R Investments	same	60-12
(NAME) 2810 Lebanon Road	(NAME)	53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	
(CITY) (STATE) (P. O. 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, A. G. Sanders and wife, Evelyn B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T & R Investments, a Tennessee general partnership composed of Timothy W. Ulmer and Randall J. Wherry

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:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee known as Lot 2 of the Sanders Marine Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, page 37, RODCT more accurately described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning a set concrete monument in the southerly margin of Sunset Drive, said monument being 240 feet more or less east of Dickerson Pike as measured along said southerly margin of Sunset Drive; thence S 08° 39' 41" W, 152.35 feet to a set iron pin; thence S 83° 24' 19" E, 202.55 feet to an existing iron pin, said pin being the most northeasterly corner of herein described property and being the northwest corner of Bryn L. Webb (DB 6544, pg 56, RODCT); thence with the west line of said Webb S 05° 09' 36" W, 289.30 feet to a set iron pin; thence N 77° 58' 28" W, 306.60 feet to a set iron pin; thence N 12° 50' 46" E, 261.74 feet to a point; thence N 83° 24' 19" W, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (DB 7073, pg 523, RODCT); thence with said Hughes east line N 08° 39' 41" E, 152.67 feet to a concrete monument on the southerly margin of Sunset Drive; thence with said margin S 83° 09' 37" E, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

The above referenced property is conveyed subject to the following exceptions:

1. See Exhibit A attached hereto for Easement Reserved.
2. 1989 Metropolitan Government taxes.
3. Restrictive Covenants of record in Book 1062, page 5, said Register's Office.
4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3984, page 691, said Register's Office.
5. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4155, page 504, said Register's Office.

~~GRANTOR HEREBY EXPRESSLY RESERVES FOR THEIR HEIRS, SUCCESSORS AND ASSIGNS A PERPETUAL RIGHT OF WAY EASEMENT TO BE DESCRIBED ON THE WEST BY THE WESTERN BOUNDARY OF THE ABOVE REFERENCED PROPERTY AND ON THE EAST BY A LINE PARALLEL TO THE EAST OF SAID BOUNDARY, SAID LINE TO RUN PARALLEL TO THE WESTERN BOUNDARY OF THE PROPERTY THE LOCATION OF SAID EASEMENT IS DEPICTED ON ATTACHED EXHIBIT A.~~

unimproved (X)

This is improved ( ) property, known as 2915 Dickerson Road (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 successors, assigns 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 our hands this 7th day of April, 1989

A. G. Sanders

Evelyn B. Sanders

Form 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. G. Sanders and Evelyn B. Sanders, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 1989.

Commission Expires: 1/11/92

Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 70,000.00

Subscribed and sworn to before me this 7 day of April, 1989.

My Commission Expires: 5/13/89

Notary Public

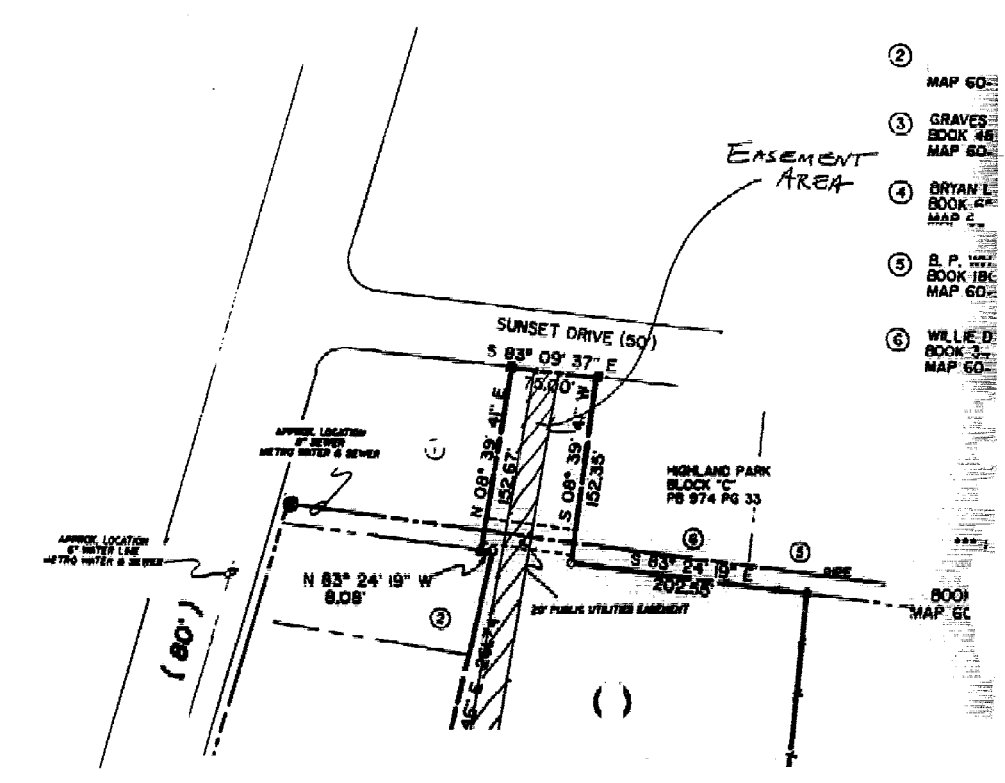
PBX001-435

EXHIBIT A

EXCLUSIVE EASEMENT

Grantors hereby expressly reserve solely for themselves an exclusive 15 foot right-of-way easement to be bordered on the west by a line approximately fifteen (15) feet from the western boundary line of the aforementioned property and running parallel to such western boundary line, and on the east by a parallel line fifteen (15) feet to the east of said line, said line to run parallel to the western boundary of the aforementioned property. The location of said easement is more particularly described on Schedule 1 attached hereto and incorporated herein by reference. This easement is for the exclusive benefit of the Grantors only and shall not benefit any other parties whomsoever, including without limitation, any of Grantors' heirs, successors or assigns. In the event of Grantors' deaths or the conveyance of the aforementioned property, said easement shall be automatically terminated and extinguished, and this reservation shall thereafter be null and void.

2310
APR 7 4 06 PM '89
3682 04/07 0101 03CHECK 243.50


EASEMENT AREA
SUNSET DRIVE (50')
S 83° 09' 37" E
75.00'
N 08° 39' 41" E
152.67'
S 08° 39' 41" W
152.35'
APPROX. LOCATION 8" SEWER METRO WATER & SEWER
APPROX. LOCATION 6" WATER LINE METRO WATER & SEWER
HIGHLAND PARK BLOCK "C" PB 974 PG 33
S 83° 24' 19" E
202.58'
N 83° 24' 19" W
8.08'
25' PUBLIC UTILITIES EASEMENT
(80')
2
3
4
5
6
MAP 60
GRAVES
BOOK 48
MAP 60
BRYAN L
BOOK 6
MAP 2
B. P.
BOOK 18
MAP 60
WILLIE D
BOOK 3
MAP 60
BOOK
MAP 60

CAMT	70000.00
CON TX	231.00
SERVICE	0.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK