# WARRANTY DEED

Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

FROM J. BRYANT SCOTT and wife, CELLIA C. SCOTT

| |
|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>LARRY H. SANDLIN and wife, LOU ANNE W. SANDLIN<br>2849 McGavock Pike, Nashville, TN 37214 |
| SEND TAX BILLS TO:<br>LARRY H. SANDLIN, et ux, ANNE W. SANDLIN,<br>2849 McGavock Pike, Nashville, TN 37214 |
| PREPARED BY:<br>DOAK & HOLLAND, ATTORNEYS, 105 Bonnabrook Drive,<br>Suite 207, Hermitage, Tennessee 37076 — MAP-PARCEL NOS: 113/31 pt of |

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00 Affiant. J. Bryant Scott

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 October 1989 DATE

NOTARY PUBLIC

03/27/93 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------ten and 00/100----------

----------($10.00)---------- DOLLARS

and other good and valuable consideration in hand received from Grantees.

BOOK 7978 PAGE 28

J. BRYANT SCOTT and wife, CELLIA C. SCOTT

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

LARRY H. SANDLIN and wife, LOU ANNE W. SANDLIN,

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE AS IF SET OUT IN FULL HEREIN.

79932

IDENTIF. REFERENCE

Nov 7 8 36 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1875 11/07 0101 03CHECK 105.70

This is unimproved (X) This is improved ( ) property, known as 8378 Old Charlotte Pike, Pegram, TN 37143
Number Street City State 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, successors 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 except of record.

AND we, Grantors, do(es) further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 19 89

✓ J. Bryant Scott
J. BRYANT SCOTT

✓ Cellia C. Scott
CELLIA C. SCOTT

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

J. BRYANT SCOTT and wife, CELLIA C. SCOTT

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, (City) Tennessee (State)

this 31st day of October 19 89

5-8-91
Comission Expires

Debra A. Randall
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

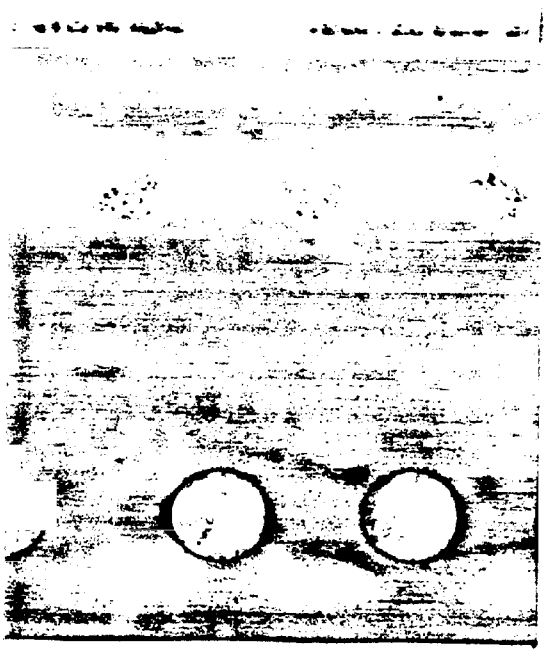
PROPERTY DESCRIPTION
14.1 ACRES ON OLD CHARLOTTE ROAD,
(MORE OR LESS)

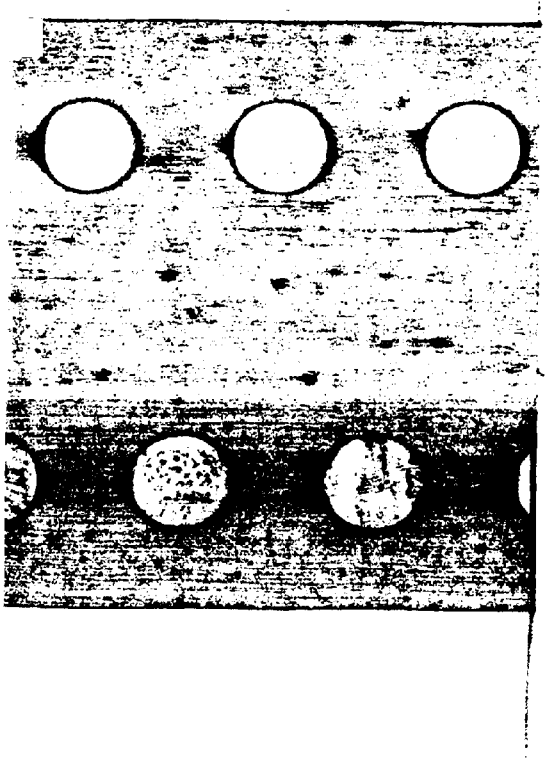
LAND in the 9th Civil District of Davidson County, Tennessee, described and bounded according to a survey dated July 27, 1989 and made by Gregory Underwood, land surveyor, as follows:

BEGINNING at a point on the southerly margin of Old Charlotte Road, at its intersection with the westerly boundary line of a tract of land owned by D. Cook and described in instrument of record in book 5370, page 994, Register's Office for said County and being the northwesterly corner of the within described property; running thence with the curving southerly boundary of Old Charlotte Road in an easterly direction a distance of 56.25 feet, said curve having a radius of 345.00 feet, to an iron pin; thence leaving said southerly boundary and running south 03 degrees 50 minutes east, 92.90 feet to an Existing Blazed English Oak tree; thence south 14 degrees 31 minutes 00 seconds east, 309.16 feet to an iron pin; thence south 76 degrees 26 minutes 03 seconds east, 520.47 feet to a point in center of Rock-Bottom Creek; thence south 11 degrees 59 minutes 06 seconds east, 20.13 feet to an iron pin in an Oak stump; thence south 4 degrees 51 minutes 05 seconds west, 869.92 feet to an existing iron pin (near large beach); thence north 85 degrees 56 minutes 54 seconds west, 214.43 feet to an existing iron pin; thence north 85 degrees 23 minutes 55 seconds west 391.47 feet to an existing iron pin in a fence row; thence north 17 degrees 08 minutes 29 seconds west, 411.10 feet to a beach tree, thence north 26 degrees 34 minutes 01 seconds east, 230.42 feet to a beach with 3 blazes existing; thence north 07 degrees 27 minutes 51 seconds west, 389.18 feet to a tan Oak with 3 existing blazes; thence north 09 degrees 13 minutes 54 seconds east, 391.56 feet to the point of beginning.

The above described tract is subject to an easement retained for purposes of ingress and egress to, and running with the title to, the adjacent 5.0 acre tract, which is the remaining part of property described in instrument of record in book 6526, page 963, Register's Office for Davidson County, Tennessee; which easement is bounded and described according to the aforesaid survey as follows: BEGINNING at a point on the southerly margin of Old Charlotte Pike, the northwesterly corner of the above described 14 acre tract and running thence with the curving southerly margin of Old Charlotte Road in an easterly direction 56.25 feet, said curve having a radius of 345.00 feet, to an iron pin; thence leaving said southerly margin south 03 degrees 50 minutes east, 92.90 feet to an existing Blazed English Oak tree; thence north 34 degrees 52 minutes west, 110.00 feet to a point in the easterly boundary line of D. Cook property described in instrument of record in book 5370, page 944, Register's Office for said County; thence with such easterly boundary north 09 degrees 13 minutes 54 seconds east, 20.0 feet to the point of beginning.

BEING part of the same property conveyed to J. Bryant Scott and wife, Cellia C. Scott, by deed from James H. Scott and wife, Parlee Scott and Mike James (single) as of record in book 6526, page 963, Register's Office for said County.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7978 PAGE 31

| | | |
|---|---|---|
| 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 29000.00
CON TX 95.70
PRFEE 1.00
MDEED 9.00
TOTAL 105.70
CHECK 105.70

11/07/89 01 08:36 0001 1875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79932

IDENTIF. REFERENCE

NOV 7 8 36 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN,

No. 264746