6318

Book 14

FORM NO. WD-1

BOOK 8078 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

George D. Hagemeyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennesseee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Hagemeyer (NAME)	Fidelity Federal Savings & Loan (NAME)	160-08-0A-001C0
660 Hill Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	06DU-81560
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, James C. Cheek, d/b/a, Cheek Construction and wife, Virginia Walters Cheek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Hagemeyer and wife, Nancy B. Hagemeyer

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 EXHIBIT "A"

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors or their spouses.

This conveyance is made subject to:
The Plan of record in Book 6250, page 390, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Hill Road, a 10 foot public utility and drainage easement on the westerly and easterly lot lines, a 10 foot drainage easement on the northerly portion of said lot; Brentwood Branch entending across rear portion of lot, and a 100 year flood line across rear portion of said lot.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6522, page 153, By-Laws in Book 6522, page 169, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 4940, page 796, and in Book 6827, page 565, said Register's Office.

Open space and drainage area easements, Roadway Maintenance and Water Service Line Agreement and Declaration of Restrictive Covenants of record in Book 6867, page 597, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 660 Hill Road, Brentwood, Tennessee 37027
(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 his hand this 30th day of March, 19 90

James C. Cheek, d/b/a Cheek Construction

Virginia Walters Cheek

STATE OF TENNESSEE
Davidson County

BOOK 8078 PAGE 641

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Cheek, d/b/a, Cheek Construction and wife, Virginia Walters Cheek

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1990.

John T. Cox
Notary Public

Commission Expires 7/24/93

JOHN T. COX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James C. Cheek, d/b/a, Cheek Construction and wife, Virginia Walters Cheek

TO
George D. Hagemeyer and wife, Nancy B. Hagemeyer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A" BOOK 8078 PAGE 642

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Maxwell Crossing as of record in Plat Book 6250, page 390, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for a more complete and accurate description of the property.

Said property fronts 109.82 feet on the northerly boundary of Hill Road and runs back 348.40 feet on the westerly property line and 340.46 feet on the easterly property line to an irregular rear boundary measuring 109.00 and 26.49 feet.

Also conveyed is a perpetual non-exclusive easement over a portion of Lot No. 2, Plan of Maxwell Crossing as of record in Book 6250, page 390, said portion being more particularly described as commencing at the southeastern of said Lot 2; thence, along the common boundary of Lots 1 and 2, Maxwell Crossing, north 10 deg. 14 min. 16 sec. east a distance of 50.0 feet to a point marking the TRUE POINT OF BEGINNING; thence continuing along the common boundary of Lots 1 and 2 north 10 deg. 14 min. 16 sec. east a distance of 67.0 feet to a point; thence north 79 deg. 45 min. 45 sec. west a distance of 4.0 feet to a point; thence south 10 deg. 14 min. 16 sec. west a distance of 67.0 feet to a point; thence south 79 deg. 45 min. 44 sec. east a distance of 4.0 feet to a point marking the TRUE POINT OF BEGINNING. Said easement shall be in favor of the owners of Lot 1 Maxwell Crossing for the express and exclusive purpose of placing and maintaining greenery and shrubbery on said easement area. Grantee agrees, by acceptance of this deed, to not place any obstructions, equipment or other items other than greenery and shrubbery on said easement area.

This being a portion of the property conveyed to James C. Cheek doing business as Cheek Construction by deed of record in Book 6867, page 610, as corrected by Corrective Deed of record in Book 8044, page 571, said Register's Office.

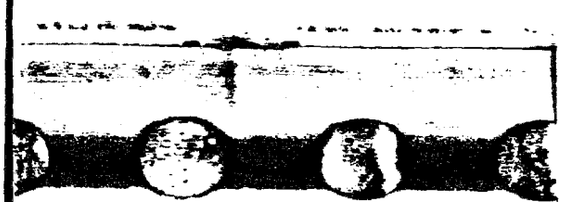
jc.leg

15462

IDENTIF. REFERENCE

Apr 2 4 10 PM '96

7190 04/02 0101 03CHECK 1000.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 643

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 300000.00
				CON TX 990.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1000.00
				CHECK 1000.00
04/02/90	01			16:09 0001 7190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15462

IDENTIF. REFERENCE

APR 2 4 10 PM '90

DAVIDSON COUNTY TN

No. 306352