BOOK 8283 PAGE 568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: January 23, 1993
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Brian L. Smith, Atty. At Law, 1201 B. 16th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Barry Gearon (NAME)	SAME (NAME)	94-47
~~1606-1608 Lebanon Pike~~ 716 Overlook Dr (ADDRESS)	(ADDRESS)	94-147
~~Nashville, TN 37214~~ Mt. Juliet TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles B. Sanders, Jr. and wife, Beatrice H. Sanders and Charles Boyce Sanders, III, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Barry Gearon and wife, Karen Glee Gearon

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 above legal description is the same as contained in the previous Deed of Record.

Being the property conveyed to Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, and Charles Boyce Sanders, III, as tenants in common, by Deed of Record in Book 5633, Pages 95, 97 and 99, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions and other matters of record.

89203

IDENTIF. REFERENCE

JAN 30 8 32 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9156 01/30 0101 03CHECK 176.65

unimproved ( )
This is improved (X) property, known as 1606-1608 Lebanon Pike, Nashville, TN 37214
(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 our hands this 28th day of January 1991

Charles B. Sanders
Charles B. Sanders, Jr.

Charles Boyce Sanders
Charles Boyce Sanders, III

Beatrice H. Sanders
Beatrice H. Sanders

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 Charles B. Sanders, Jr. and wife, Beatrice H. Sanders and Charles Boyce Sanders, III, as tenants in common

the bargainor S, 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 Nashville, Tennessee, this 28th day of January, 19 91

Commission expires January 23, 1993

Notary Public

STATE OF TENNESSEE
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

Tract # 1 1606 Lebanon Pike

Land in the Third, formerly the 15th Civil District of Davidson County, Tennessee described as follows:

BEGINNING at a point in the center of Lebanon Pike at the Southeast corner of the property conveyed to Riverhills, Inc., by deed from William R. Carter, et al of record in Book 4495, Page 41, Register's Office for Davidson County, Tennessee; thence with the Eastern boundary line of said Riverhills, Inc. property Northwardly 229 feet more or less to a steel post and iron rod; thence Eastwardly 65 feet to a steel post and iron rod; thence Northerly 164.5 feet to an Elm tree and steel post; thence South 178 feet to an iron rod; thence West 29 feet to an ron rod; thence Southerly 218 feet to a point in the center of Lebanon Pike; thence with the center of Lebanon Pike 49 feet to the point of beginning.

Tract # 2 1608 Lebanon Pike

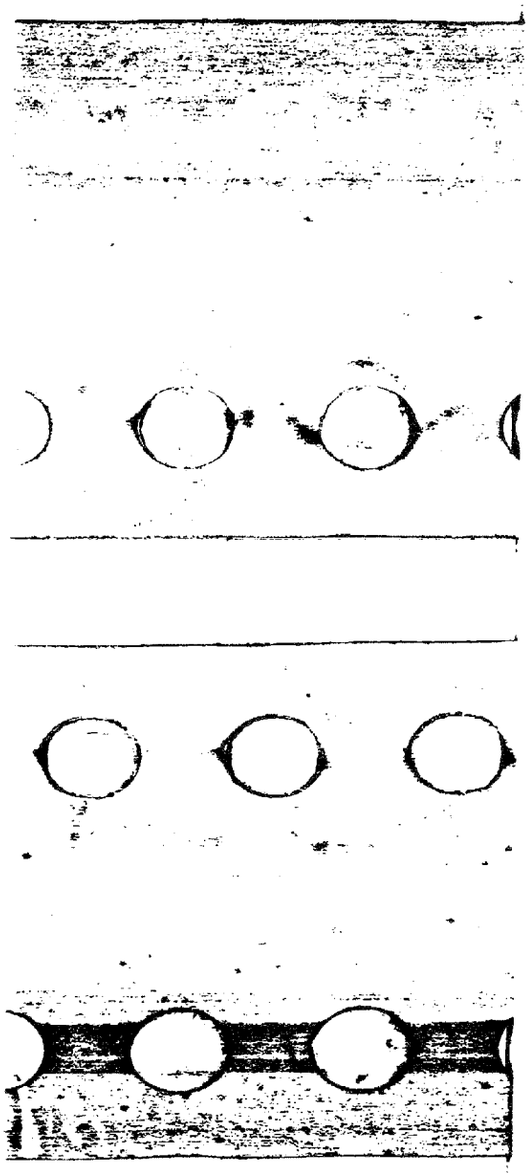
Land in the Third, formerly 15th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an Elm tree and steel post that stands 12 feet from the toll gate lot on the South side of Spring Branch which is 400 feet from the center of Lebanon Pike; thence North 216 feet to a steel post; thence East 12 feet to a steel post which is 15 feet North of the Northwest corner of the toll gate lot; thence South 216 feet to a steel post; thence West 12 feet to the point of beginning.

Tract # 3 1608 Lebanon Pike

Land in the Third, formerly 15th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Lebanon Pike in the line of the toll gate lot, said point being 97 feet Easterly from the Southeast corner of the property conveyed to Riverhills, Inc. by deed from William R. Carter, et al, of record in Book 4495, Page 41, Register's Office for Davidson County, Tennessee; thence North 400 feet to a steel post; thence 12 feet West to a steel post; thence South 178 feet to an iron rod being 12 feet West from the East boundary line; thence West 29 feet to an iron rod; thence Southerly 218 feet to a point in the center of Lebanon Pike; thence with the center of Lebanon Pike 48 feet to the point of beginning.



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

RECEIVED OF _____

FOR _____

BOOK 8283 PAGE 571

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	50500.00
CON TX	166.65
PRFEE	1.00
MDEED	9.00
TOTAL	176.65
CHECK	176.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/30/91 32 0001 9156

89203

IDENTIF. REFERENCE

JAN 30 8 32 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392966