Box 17

BOOK 8302 PAGE 142

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Jack T. Poteete	Same	Map 69
4706 Harpeth Peytonville Road		Parcel 28
Thompson Station, TN 37179		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Scott Top Soil & Excavating, Inc. a Tennessee corporation

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jack T. Poteete and wife, Mary R. Poteete

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Beginning at a point on the northerly margin of Hydes Ferry Pike said point being 175 feet easterly along the said margin of said pike from the intersection of said margin of said pike with the center line of Hydesdale Lane thence North 28 deg. 6' East 155.3 feet to a concrete monument; thence North 61 deg. 25' East 85.57 feet to a concrete monument; thence North 26 deg. 34' East 340.0 feet; thence North 31 deg. 15' East 175.71 feet to a concrete monument; thence North 45 deg. 25' East 139.31 feet to a concrete monument; thence North 76 deg. 14' East 567.0 feet to a concrete monument; thence North 12 deg. 49' East 108.4 feet to a concrete monument, thence North 65 deg. 45' East 160.0 feet to a point; thence South 24 deg. 15' East 7.0 feet to a point; thence North 65 deg. 45' East 235.4 feet to a concrete monument; thence South 35 deg. 41' East 87.08 feet to a concrete monument; thence South 42 deg. 41' East 156.0 feet to the center of Drakes Branch and with the meanders of said creek 855 feet more or less to the intersection of the center line of Drakes Branch with the center line of Whites Creek and with the meanders of said creek 1560 feet more or less to the intersection of the center line of said creek with the northerly margin of Hydes Ferry Pike; thence North 53 deg. 43' West 145 feet more or less to a concrete monument; thence with the northerly margin of said pike in a westerly direction around a curve having a radius of 6411.25, 714.27 feet to a point; thence South 29 deg. 54' West 10.0 feet to a point; thence 231 feet more or less to a concrete monument being the point of beginning and containing 32.5 acres, more or less.

Included in the above description, but specifically excluded from this conveyance, is the following described property, to-wit:

A tract or parcel of land lying in the old 13th Civil District of Davidson County, Tennessee, lying on the easterly side of the center line of Drakes Branch and bound at all other points by the lands of L. E. Smith, containing one acre, more or less. This property being the same property conveyed to L. E. Smith by deed from H. H. Chitwood and H. H. Chitwood, Trustee, of record in Book 4432, page 282, in the Register's Office for said County.

Excluded from the above description, but specifically included in this conveyance is the following property, to-wit:

A small strip of land lying in the old 13th Civil District of Davidson County, Tennessee, bordered and bound on the east by the center line of Drakes Branch Road. A full description of said lands being of record in Book 4100, page 354, said Register's Office, which tract herein conveyed contains 1000 square feet, more or less.

Land in the 13th Civil District of Davidson County, Tennessee, being one half acre more or less bound on the westerly side by Whites Creek and lying 100 feet more or less North of Hydes Ferry Pike.

Being the same property conveyed to Scott Top Soil & Excavating by deed from Roy L. Scott of record in Book 8260, page 143, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

Subject to sanitary sewers and/or storm drainage easement of record in Book 3537, page 256, Register's Office for Davidson County, Tennessee, and an unrecorded sewer easement known as Project No. 71-S-23.

Subject to an abandoned graveyard in the northwest corner of the above-described property.

Taxes for the year 1991 are prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as _____

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 assigns, to warrant and defend title 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 my hand this 26th day of February, 1991.

SCOTT TOP SOIL & EXCAVATING, INC.

By: _____
RON CHRISTIAN, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron Christian, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Scott Top Soil & Excavating, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of February, 1991.

My Commission Expires:
7-24-93

_____
NOTARY PUBLIC

[redacted] [redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8302 PAGE 144

The actual consideration or value whichever is greater, for this transfer is $16,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 1991.

My Commission Expires:

7-24-93

NOTARY PUBLIC

96349

IDENTIF. TREFERENCE

MAR 1 2 14 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0336 03/01 0101 03CHECK 62.80

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

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 145

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 1.00
WDEED 9.00
TOTAL 62.80
CHECK 62.80

03/01/91 01 14:16 0001 0336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

963349

IDENTIF. REFERENCE

MAR 1 2 14 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 401173