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#263537
for 35

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF May 19 91

Notary Public

MY COMMISSION EXPIRES 10-12-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fleming, Rudolph, Ross & Fendley, 107 North Third Street, Clarksville, TN 37040

ADDRESS NEW OWNERS, AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bruce Alan Weaver	Heritage Bank	MAP NO. 154
(NAME)	(NAME)	
8595 Poplar Creek Road	25 Jefferson Street	PARCELS 06400 AND
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37041-1348	10200
(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, Ken McLaughlin and wife, Kim McLaughlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Alan Weaver and wife, Jeanne Mason Weaver, as tenants by the entirety,

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 EXHIBIT "A" ON THE ADDED PAGE NUMBERED 3 FOR THE LEGAL DESCRIPTION OF THE REAL ESTATE.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

12809

IDENTIF. REFERENCE

MAY 8 PM '91
FELIX Z.
DAVIDSON COUNTY TN.

0266 05/08 0101 03CHECK 448.90

unimproved ( )
This is improved (X) property, known as 8595 Poplar Creek Road, Nashville, TN 37221
(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 hand s this 2nd day of May, 19 91

Ken McLaughlin

Kim McLaughlin

DEEDNOTW 12/88
Form Data Systems, Inc.
1-800-626-5427

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken McLaughlin and wife, Kim McLaughlin

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 Clarksville, Tennessee, this 2nd day of May 19 91

Commission expires 10-12-93

Carol J. McLaughlin
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

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WARRANTY DEED

FROM
Ken McLaughlin and wife, Kim McLaughlin

TO
Bruce Alan Weaver and wife, Jeanne Mason Weaver, as tenants by the entirety.

RETURN TO:
Fleming, Rudolph, Ross & Fendley
107 North Third Street
Clarksville, TN 37040

EXHIBIT "A"
LEGAL DESCRIPTION

Being real estate situated in the Ninth Civil District of Davidson County, Tennessee described as follows:

TRACT NO. 1: Beginning at a point which is marked by a stake or iron pin, the same being a fence corner and the southwest corner of the J.T. Stibor property, and which point of beginning is South 38 degrees West 643.5 feet more or less from an iron pin located on the South side of Poplar Creek Road, which said iron pin in the Northwest corner of the J.T. Stibor property and on the line between the properties owned by J.T. Stibor and Fannie Bolin, and then from the said point of beginning South 49 degrees East 208 feet to a point; thence North 38 degrees East 208 feet to a point; thence North 49 degrees West 208 feet to a point on the line dividing the Stibor and Bolin properties; thence South 38 degrees West 208 feet to a point of beginning. Said parcel contains one acre, more or less.

TRACT NO. 2: Described according to a survey made by P. Anthony Chapdelaine, Jr., Surveyor, January 24, 1980, as follows:

Beginning at a point in the southerly margin of Poplar Creek Road at the Northeast corner of the property conveyed to Rachel Riner of record in Book 5017, Page 776, Register's Office said point being also the northwest corner of the J.T. Stibor property of which this is a part of; thence with the southerly margin of Poplar Creek Road, South 66 degrees 51 minutes East 104.68 feet to a point; thence continuing with said Poplar Creek Road easterly 43.17 feet to a point; thence South 20 degrees 19 minutes West 431.06 feet to an iron pin; thence South 32 degrees 40 minutes East 242.65 feet to an iron pin; thence South 23 degrees 31 minutes West 235.25 feet to an iron pin in the northern boundary of Dr. Richard Curtin property of record in Book 3950, Page 447, Register's Office; thence with said Curtin's northern boundary line North 44 degrees 13 minutes West 346.43 feet to a point being the southeast corner of a one acre tract of land conveyed by Jerry Riner and wife of record in Book 4859, Page 481, Register's Office; thence with Riner's eastern boundary line North 36 degrees 52 minutes East 208 feet to Riner's northeast corner; thence with Riner's northern boundary line North 44 degrees 33 minutes West 208 feet to a point in the eastern boundary line of said Rachel Riner's property; thence with same North 36 degrees 52 minutes East 398.49 feet to the beginning containing 3.84 acres.

Tract Nos. 1 and 2 are the same real estate conveyed to Ken McLaughlin by deed from Ismael Moreno and wife of record in Book 5842, Page 834, Register's Office for Davidson County, Tennessee.

Tract Nos. 1 and 2 are subject to an easement for a 25 foot right of way granted to Jerry Wayne Riner and wife, as set out in Deed of record in Book 4859, Page 481, said Register's Office.

TRACT NO. 3: Beginning at an iron pin, the SE corner of Ken McLaughlin's property, Deed Book 5842, Page 834, Register's Office of Davidson County and the SW corner of J.T. Stibor property, Deed Book 4404, Page 674, R.O.D.C., thence with said McLaughlin's line, north 42 degrees 00 minutes 05 seconds west 554.43 feet to a 4 inch sassafras, thence with a new line south 39 degrees 14 minutes 03 seconds west 50.14 feet to an iron pin, thence south 37 degrees 34 minutes 49 seconds east 97.41 feet, thence south 49 degrees 14 minutes 02 seconds east 453.28 feet to the point of beginning, containing 0.418 acres, more or less, according to a survey by R.L. Chapdelaine dated May 10, 1986.

Tract No. 3 is the same real estate conveyed to Ken McLaughlin and wife by deed from Neal W. Carter of record in Book 6870, Page 400, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 133000.00
CON TX 438.90
PRFEE 1.00
MDEED 9.00
TOTAL 448.90
CHECK 448.90

05/08/91 01 10:26 0001 0266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12809

IDENTIF. TREFERENCE

MAY 8 10 26 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 419898