BOX 23

BOOK 8459 PAGE 67

File No: 8484-3

Address New Owner:	Send Tax Bills To:	Map/Parcel
James Michael Grant	Same	Map 165
4062 LAVERGNE-COUCHVILLE PK.		pt/of Parcel 23
ANTIOCH, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BILLY JOE WHEELER and JOHN WAYNE WHEELER, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JAMES MICHAEL GRANT, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT #2 of the survey referenced herein: Land in the Twenty-Ninth Councilmanic District of Davidson County, Tennessee and being described according to survey by J. Bruce Rainey, Surveyor, R. L. S. Tennessee No. 823, Bruce Rainey and Associates, 116 Maple Row Boulevard, Hendersonville. TN 37075, dated August 16, 1991 and revised September 5, 1991 and known as Job No: 910235, as follows:

Beginning at an iron pin set on the northerly margin of the Lavergne-Couchville Road, said pin being the Southeast corner of the herein described tract and 180 feet northeasterly from the Northeast corner of the Daisy Marie Whidby property of record in Book 4199, Page 118, Register's Office for Davidson County, Tennessee; thence leaving said Lavergne-Couchville Road North 47 degrees 26 minutes 39 seconds West 266.12 feet to an iron pin; thence South 89 degrees 31 minutes 34 seconds West 615.82 feet to an iron pin set in a fence line in the line of the Nashville Lakeview Limited Property of record in Book 7239, Page 809, said Register's Office; thence with the line of Nashville Lakeview Limited Property North 01 degrees 37 minutes 56 seconds West 174.23 feet to an iron pin; thence North 01 degrees 12 minutes 32 seconds East 78.22 feet to an iron pin; thence leaving the line of Nashville Lakeview Limited North 89 degrees 31 minutes 34 seconds East 770.32 feet to an iron pin; thence South 50 degrees 43 minutes 23 seconds East 304.71 feet to an iron pin set on the northerly margin of Lavergne-Couchville Road; thence with the northerly margin of Lavergne-Couchville Road the following calls; South 34 degrees 29 minutes 43 seconds West 54.51 feet to an iron pin; thence South 35 degrees 45 minutes 44 seconds West 63.53 feet to an iron pin; thence South 38 degrees 44 minutes 16 seconds West 82.67 feet to an iron pin; thence South 41 degrees 19 minutes 35 seconds West 65.99 feet to an iron pin; thence South 42 degrees 33 minutes 21 seconds West 40.99 feet to the point of beginning. containing 6.01 acres more or less.

BEING PART OF THE SAME property conveyed to J. S. Wheeler, Jr. and wife, Mazell Wheeler by deed from Harry Warnick and wife, Lucille Warnick, of record in Book 2039, Page 91, said Register's Office. The said J. S. Wheeler, Jr. died on April 10, 1954, was survived by his wife, Mazell Wheeler, acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death (intestate) on February 18, 1991. The subject real property passed to their sole heirs at law and issue, namely Billy Joe Wheeler and John

Wayne Wheeler. under the Tennessee state laws of descent and distribution concerning intestate succession.

THIS PROPERTY is conveyed subject to Right-of-Way of record in of Book 2545, page 58, said Register's Office; any easements; and to all applicable local government planning. building and zoning regulations.

THIS IS improved property located on (at 4062) Lavergne-Couchville Road, Antioch, Tennessee. This property and improvements are transferred in "AS IS" condition.

DONNA FAYE WHEELER, wife of Billy Joe Wheeler, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Billy Joe Wheeler, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, marital rights, exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES MICHAEL GRANT. his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 12TH day of September, 1991.

Billy Joe Wheeler
BILLY JOE WHEELER

John Wayne Wheeler
JOHN WAYNE WHEELER

Donna Faye Wheeler
DONNA FAYE WHEELER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value. whichever is greater, for this transfer is $44,000.00.

x _____
AFFIANT

Sworn to and subscribed before me this 4TH day of ~~September~~ OCTOBER, 1991.

_____
NOTARY PUBLIC

My commission expires: 5/22/93.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Wheeler and wife, Donna Faye Wheeler, the bargainors 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 Brentwood, Tennessee, this 12TH day of September, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wayne Wheeler, unmarried, the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12TH day of September, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared By:
DAVID COLEMAN
Attorney at Law
9000 E. Church St. B-102
Brentwood, TN 37027

0733 10/07 0101 03CHECK 172.80

5.2526

IDENTIFICATION

OCT 7 9 46 AM '91

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

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 70

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 9.00
TOTAL 172.80
CHECK 172.80

10/07/91 01 09:48 0001 0733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2526.

RECEIVED FOR RECORD
OCT 7 9 46 AM '91

No. 465532