BOOK 8460 PAGE 689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7-23-94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN EARDLY FULLER (NAME)	SAME AS NEW OWNER (NAME)	Map 24-192
1601 Stratford Avenue A-5 (ADDRESS)	(ADDRESS)	10D-51989
Nashville, Tn 37216 (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, JAMES C. ARD, III AND WIFE, CARTER H. ARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EARDLY FULLER

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" FOR COMPLETE LEGAL DESCRIPTION

5309

Oct 9 10 17 AM '91

This is unimproved (X) unimproved ( ) property, known as DRY CREEK ROAD
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

1404 10/9/91 0101 03CHECK 51.07

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 the 2nd day of October 19 91

James C. Ard, III

Carter H. Ard

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James C. Ard, III and wife, Carter H. Ard

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 Madison, Tennessee this 2nd day of October, 1994.

Commission expires 7-23-94

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

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

JAMES C. ARD, III AND WIFE,
CARTER H. ARD

TO:

JOHN EARDLY FULLER

EXHIBIT "A"

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, identified as Tract 1 on a boundary and tract survey of Swift Hollow dated August 3, 1989 by Joe M. Cummings, Registered Land Surveyor No. 1513 (Job No. 89-046) (S) as follows:

TRACT I
BEGINNING at a concrete monument in the northerly margin of Dry Creek Road, (said point being on a curve having a delta angle of 15° 56' 39", a radius of 635.65 feet, a tangent of 89.02 feet for a length of 176.89 feet, thence, S. 63° 11' 24" W.115.35 feet, thence on a curve having a delta angle of 53° 18' 19", a radius of 552.79 feet, a tangent of 277.45 feet and a length of 80.00 feet from the southwesterly corner of the property conveyed to Francis R. Brown of record in Book 5676, Page 651, Register's Office for Davidson County, Tennessee; thence continuing with a northerly margin of Dry Creek Road, on a curve having a delta angle of 53° 18' 19", a radius of 552.79 feet, a tangent of 277.45 feet and a length of 162.18 feet to a concrete monument, marking the southwest corner of this tract and the southeast corner of Tract 3; thence, leaving said road, N. 1° 42' 29" W.230.00 feet to a point; thence, N 5° 55' 57" E.370.00 feet to a point; thence, N. 86° 12'18" E.240.17 feet to a point in the line of Tract 6; thence, S 0° 31' 38" W.538.85 feet to a point in the line of Tract 4; thence, S. 68° 52' 54" W.167.00 feet to a point; thence S. 18° 31' 04" E.149.16 feet to the point of beginning and containing 3.00 acres, more or less. ***

Being the same property conveyed to James C. Ard, III and wife, Carter H. Ard by Warranty Deed from Carl Shannon and wife, Judy Shannon and P & G Property Investment, Inc. of record in Book 7937, Page 772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO AGREEMENT FOR ROADWAYS, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 7937, PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*** HEREIN DESCRIBED PROPERTY IS ALSO THAT PROPERTY SHOWN AS LOT NO. 1 on the Plan of Swift Hollow No. 1 as of record in Plan Book 6200, Page 881, 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 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	11100.00
CON TX	41.07
PRFEE	1.00
WDEED	9.00
TOTAL	51.07
CHECK	51.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/91 01 10:19 0001 1404

5.30 91.

IDENTIFICATION

Oct 9 10 17 AM '91

No. 466196