Bot 47

BOOK 8484 PAGE 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,250.00

Horace Levoy Elmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace Levoy Elmore (NAME)	BarclaysAmerican/Mortgage (NAME)	10D 51532
6480 Lickton Pike (ADDRESS)	5032 Parkway Plaza Blvd., Bldg.8 (ADDRESS)	12-113
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Charlotte, N.C. 28217 (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, Sam Tinnin and wife, Glenda Tinnin and James E. Simpson ,Jr. and wife, Sara J. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horace Levoy Elmore and wife, Christina D. Elmore

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:

Parcel No. 1:

Land in Davidson County, Tennessee, being Tract "D" on a survey plat dated April 8, 1988 by Barry Greer and Associates entitled "Boundary Survey and Division of the Tinnin and Simpson Land" and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly right-of-way (25 feet from the centerline) of Lickton Pike with the westerly boundary line of property owned by William S. Crutcher, et ux, of record in Deed Book 8098, page 12, in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, South 74 degrees 46 minutes 26 seconds West 50.18 feet to an iron pin; Thence, leaving said right-of-way with the easterly boundary line of property owned by James E. Simpson et ux, of record in Deed Book 7613, page 15, in said Register's Office, as follows: North 23 degrees 57 minutes 45 seconds West 1353.29 feet to an iron pin, North 20 degrees 35 minutes 48 seconds West 628.30 feet to an iron pin in the southerly boundary line of property owned by John E. Wright, of record in Deed Book 6882, page 228, in said Register's Office; Thence, with said Wright's southerly boundary line and the southerly boundary line of property owned by Mike Cunningham, et ux, of record in Deed Book 7977, page 338, in said Register's Office, South 85 degrees 44 minutes 35 seconds East 257.04 feet to an iron pin; Thence, with the westerly boundary line of property owned by N. F. Martin, et ux, of record in Deed Book 7886, page 485, in said Register's Office, John T. Faulkner, Sr., of record in Deed Book 7410, page 316, in said Register's Office and Curtis F. Faulkner, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 6480 Lickton Pike, Goodlettsville, Tennessee 37072
(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 6th day of November, 19 91

Sam Tinnin

Glenda Tinnin

James E. Simpson ,Jr.

Sara J. Simpson

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

LEGAL DESCRIPTION CONTINUATION

record in Deed Book 6882, page 122, in said Register's Office, South 23 degrees 39 minutes 13 seconds East 600.16 feet to an iron pin in the northerly boundary line of said Crutcher's property; Thence, with said northerly boundary line, South 86 degrees 24 minutes 48 seconds West 224.60 feet to an iron pin; Thence, with the westerly boundary line of said Crutcher's property, South 23 degrees 57 minutes 45 seconds East 1344.63 feet to the beginning containing 5.01 acres.

Parcel No. 2:

Land in Davidson County, Tennessee, described as follows:

A permanent and perpetual ten foot wide easement for the purpose of ingress and egress between Lickton Pike and Tract D as shown on a survey plat dated April 8, 1988, by Barry Greer and Associates entitled "Boundary Survey and Division of the Tinnin and Simpson Land", said easement extends 5 feet to each side of the centerline of an existing driveway, said centerline being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way (25 feet from the centerline) of Lickton Pike with the centerline of a ten foot wide driveway, said intersection being South 74 degrees 46 minutes 26 seconds West 2.86 feet along said right-of-way from the common boundary line between Tract B and Tract C on said plat; Thence, leaving said right-of-way with said centerline and severing said Tract B, as follows: North 31 degrees 38 minutes 43 seconds West 23.31 feet, North 14 degrees 33 minutes 04 seconds West 38.11 feet to a point in said common boundary line; Thence, severing said Tract C, as follows: North 13 degrees 42 minutes 07 seconds West 52.64 feet, North 18 degrees 00 minutes 25 seconds West 53.98 feet, North 22 degrees 57 minutes 01 seconds West 54.75 feet, North 28 degrees 06 minutes 56 seconds West 197.18 feet to a point in said common boundary line; Thence, again severing said Tract B, as follows: North 27 degrees 23 minutes 23 seconds West 356.81 feet, North 22 degrees 06 minutes 11 seconds West 73.23 feet, North 20 degrees 59 minutes 15 seconds West 108.90 feet to a point in said common boundary line; Thence, again severing said Tract C, as follows: North 20 degrees 59 minutes 15 seconds West 94.66 feet, North 24 degrees 47 minutes 39 seconds West 131.12 feet, North 48 degrees 12 minutes 15 seconds East 60.86 feet to the common boundary line between said Tract C and Tract D.

Being a portion of the same property conveyed to Sam Tinnin and wife, Glenda Tinnin, and James E. Simpson, Jr. and wife, Sara J. Simpson, by deed from Annie Mai Leeman Tarpley et als, of record in Book 6881, page 959, Register's Office for Davidson County, Tennessee.

BOOK 8484 PAGE 772

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 Sam Tinnin and wife, Glenda Tinnin and James E. Simpson ,Jr. and wife, Sara J. Simpson

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 6th day of November, 1991.

Commission expires 11/2/94

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

8883 11/13 0101 03CHECK 513.94

6.16.31

IDENTIFI REFERENCE

Nov 13 12 03 PM '91

WARRANTY DEED

FROM

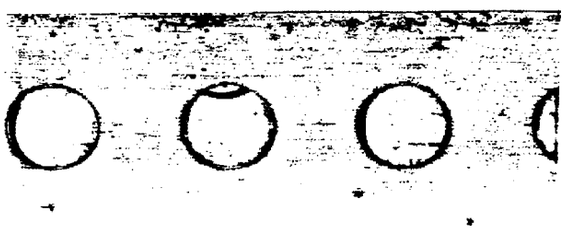
Sam Tinnin and wife, Glenda Tinnin and James E. Simpson ,Jr. and wife, Sara J. Simpson

TO

Horace Levoy Elmore and wife, Christina D. Elmore

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



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

RECEIVED OF _____

FOR _____

BOOK 8484 PAGE 773

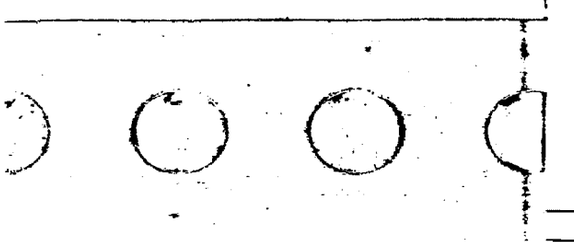
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

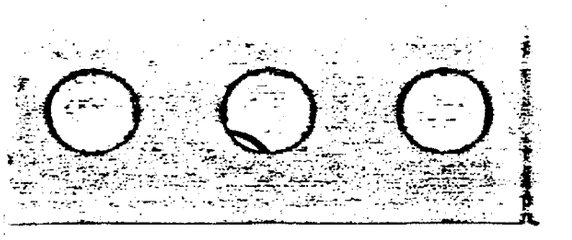
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				136250.00
			CON TX	503.94
			PRFEE	1.00
			WDEED	9.00
			TOTAL	513.94
			CHECK	513.94
11/13/91	01		12:03 0001	8883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





6.163.1.

IDENTIFICATION REFERENCE

NOV 13 12 03 PM '91

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

No. 475993