THIS INSTRUMENT PREPARED BY
JESSE E. WALKER, REGISTERED LAND SURVEYOR
P.O. BOX 23006, NASHVILLE, TN 37202
1-615-646-8228

ADDRESS NEW OWNER(S):

DAVID BARRY HOOVER
1120 CABANA DRIVE
NASHVILLE, TN 37214

SEND TAX BILL TO:

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3,300.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF December 1991.
Deputy Register

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, BLANCHE STINSON have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto DAVID BARRY HOOVER, his heirs and assigns, in fee simple forever, all the right, title, claim and interest that I have in and unto the following described real property situated in the 23rd Councilmanic District of Davidson County, Tennessee:

BEING A TRACT OF LAND IN THE TWENTY-THIRD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE Beginning START AT THE INTERSECTION OF THE CENTER LINE OF GOWER ROAD, EXTENDED, AND THE SOUTH MARGIN OF OLD CHARLOTTE PIKE, THENCE, WITH SAID SOUTH MARGIN, EASTERLY 280 FEET MORE OR LESS TO AN IRON PIN, SAID IRON PIN BEING THE NORTHWEST CORNER TO A 5 ACRE PARCEL BELONGING TO DAVID BARRY HOOVER AS EVIDENCED IN DEED BOOK 5824, PAGE 973 (R.O.D.C.), AND SAID IRON PIN BEING THE Beginning; THENCE

1) LEAVING OLD CHARLOTTE PIKE AND ALONG THE WEST LINE OF SAID 5 ACRE PARCEL, S 30-01-00 E A DISTANCE OF 139.50 FEET TO AN IRON PIN; THENCE

2) CONTINUING ALONG SAID 5 ACRE TRACT, S 58-21-44 E A DISTANCE OF 600.10 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE 5 ACRE TRACT; THENCE

3) ALONG A NEW LINE, SEVERING THE BLANCHE STINSON PROPERTY, N 71-32-40 W A DISTANCE OF 550.52 FEET TO AN IRON PIN; THENCE

4) ALONG ANOTHER NEW LINE, CONTINUING TO SEVER THE STINSON PROPERTY, N 39-39-58 W A DISTANCE OF 245.01 FEET TO AN IRON PIN ON THE SOUTH MARGIN OF OLD CHARLOTTE PIKE, AND SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

5) WITH SAID MARGIN OF OLD CHARLOTTE PIKE, N 53-20-06 E A DISTANCE OF 108.00 FEET, TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE

6) CONTINUING WITH SAID MARGIN AND WITH SAID CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 675.00 FEET AN A DELTA ANGLE OF 01 DEGREES 10 MINUTES AND 59 SECONDS), A CURVE LENGTH OF 13.94 FEET TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND ALSO BEING THE POINT OF THE Beginning, AND CONTAINING 1.336 ACRES MORE OF LESS, AND BEING A PORTION OF THE PROPERTY WILLED TO MRS. BLANCHE STINSON AS EVIDENCED IN _____ BOOK _____ PAGE _____, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DAVID AND BLANCHE STINSON AS EVIDENCED IN DEED BOOK 1854, PAGE 132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.)

" 20 FOOT WIDE SANITARY SEWER SERVICE EASEMENT "

TRANSFERRED HEREWITH AND RUNNING WITH THE HEREIN DESCRIBED TRACT IS A PRIVATE SANITARY SEWER SERVICE EASEMENT TO SERVE THE OWNERS OF SAID TRACT, THEIR HEIRS AND ASSIGNS, SAID EASEMENT BEING 20 FEET IN WIDTH AND TO BE USED TO INSTALL AND MAINTAIN A SEWER SERVICE LINE TO SAID TRACT, ADDITIONALLY SAID EASEMENT TO BE REVOKABLE UPON INSTALLATION OF A PUBLIC SEWER LINE AND NEW SEWER SERVICE LINE AT SOME FUTURE TIME, SAID EXPENSE TO BE PAID IN FULL BY THE PROPERTY OWNER OF THE PROPERTY UPON WHICH SAID EASEMENT IS LOCATED UNLESS OTHER ARRANGEMENTS BE AGREED TO BY THOSE SERVED BY SAID EASEMENT, AND ALL SUBJECT TO APPROVAL BY THE APPROPRIATE UTILITY DISTRICT, AND THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE Beginning START AT THE INTERSECTION OF THE CENTER LINE OF GOWER ROAD, EXTENDED, AND THE SOUTH MARGIN OF OLD CHARLOTTE PIKE, THENCE, WITH SAID SOUTH MARGIN, EASTERLY 122 FEET MORE OR LESS TO AN IRON PIN, SAID IRON PIN BEING THE NORTHWEST CORNER TO THE HEREIN SERVED 1.336 ACRE PARCEL; THENCE LEAVING OLD CHARLOTTE PIKE AND ALONG THE WEST LINE OF SAID 1.336 ACRE PARCEL, S 39-39-58 E A DISTANCE OF 101.77 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF SAID CENTERLINE WITH THE WESTERLY PROPERTY LINE OF THE 1.336 ACRE TRACT, AND SAID POINT BEING THE Beginning; THENCE

1) LEAVING THE 1.336 ACRE TRACT AND WITH THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE SANITARY SEWER SERVICE EASEMENT, DUE WEST A DISTANCE OF 217.68 FEET TO AN EXISTING MANHOLE NEAR A CREEK, SAID SERVICE LINE TO BE TIED IN AT THE EXISTING MANHOLE. THIS PROPERTY IS ALSO A PORTION OF THE PROPERTY WILLED TO MRS. BLANCHE STINSON AS EVIDENCED IN _____ BOOK ____ PAGE _____, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DAVID AND BLANCHE STINSON AS EVIDENCED IN DEED BOOK 1854, PAGE 132, (R.O.D.C.)

TO HAVE AND TO HOLD the said tract 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 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.

PICK-UP

6.6 9 U 8 RECD 4 PM '91

WITNESS MY HAND THIS 29th DAY OF Oct, 1991

Blanche A Stinson
BLANCHE STINSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Blanche Stinson, a Notary Public within and for said State and County, the within named Blanche Stinson the bargainor(s) with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of Oct, 1991.

My commission expires: 7-24, 1993

NOTARY PUBLIC

9477 12/04 0111 03CHECK 19.21

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8501 PAGE 164

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	3300.00
CON TX	12.21
PRFEE	1.00
WDEED	6.00
TOTAL	19.21
CHECK	19.21

12/04/91 01 16:04 0001 9477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66908

DEC 4 4 01 PM '91

No. 482045