Day 28

FORM NO. WD-1

BOOK 8531 PAGE 329

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January 19 92

Notary Public

MY COMMISSION EXPIRES: 1/23/95
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| CECIL L. SAFFLES (NAME) | CECIL L. SAFFLES (NAME) | 94-11 |
| 1107 Greenfield Drive (STREET ADDRESS OR ROUTE NUMBER) | 1107 Greenfield (STREET ADDRESS) | 94-12 |
| Maryville, TN 37801 (CITY) (STATE) (P.O. ZIP) | Maryville, TN 37801 (CITY) (STATE) (ZIP) | 94-20 |

**FOR AND IN 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,** OLIVE MERRYMAN, CONSERVATOR FOR OLIVE PIERCE GATES

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** CECIL L. SAFFLES

**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" ATTACHED HERETO

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE EXHIBIT "B" ATTACHED HERETO

7.7.690

REGISTER'S OFFICE
JAN 17 3 46 PM '92

This is unimproved ( ) improved (X) property, known as 1700 and 1705 River Hills Drive - Nashville, Tennessee
(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** my **hand** this 17 **day of** January, 19 92

Olive Merryman, Conservator for Olive Pierce Gates

OLIVE MERRYMAN, CONSERVATOR FOR
OLIVE PIERCE GATES

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olive Merryman, Conservator for Olive Pierce Gates

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of January, 1992.

Commission Expires 1/22/95

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

TRACT I: **EXHIBIT "A"** BOOK 8531 PAGE 331

Situated in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of Pumping Station Road (now River Hills Drive), the common corner of the Hicks tract and the Lebkuecher Tract; thence S 7 deg. E. 134 feet with Lebkuecher's line to a point; thence S 78 deg. 30' W 75 feet with Lebkuecher's line to a point; thence N 7 deg. W. 127 feet with Lebkuecher's line to the center line of Pumping Station Road; thence eastwardly with the center line of Pumping Station Road, 75 feet, more or less, to the point of beginning. (MAP 94, PARCEL 20)

Being part of the same property conveyed to F. H. Gates and wife, Olive P.Gates, by deed from Edwin E. Carlson and wife, Dorothy Carlson, of record in Book 1627, page 577, Register's Office for Davidson County, Tennessee, the said F. H. Gates having since died.

TRACT II:

Land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3, on the Map of the Lewis Jones Lands, and described according to a survey made by Z. J. Wilkinson, Surveyor, July 8, 1947, as follows:

Beginning at a point in the center line of Pumping Station (now River Hills Drive), being in the east line of the lands of the estate of J. B. Powell, and being the northwest corner of a tract of 4.4 acres conveyed to Leo Lebkuecher, by deed of record in Book 1285, page 178, Register's Office for said County; thence with the center line of Pumping Station Road, North 75 deg. 15' East 200 feet to a point and North 81 deg. 30' East 50 feet to a spike set opposite the east margin of a Drive; thence leaving said Road, North 13 deg. West 120 feet to the low water mark of Cumberland River; thence down said river, South 72 deg. 15' West 209 feet to a point; thence south 9 deg. West 110 feet to the beginning. (MAP 94, PARCEL 11)

Being the same property conveyed to F. H. Gates and wife, Olive P. Gates, by deed from Sam C. McCord and wife, Maggie V. McCord, of record in Book 1585, page 265, Register's Office for Davidson County, Tennessee; the said F. H. Gates having since died.

TRACT III:

PARCEL A: Land in the 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of Pumping Station Road (now River Hills Dr.), 50 feet eastwardly from a spike, McCord (Gates) corner; thence N 81 deg. 30' E 100 feet with the center line of Pumping Station Road to a point; thence N 8 deg. 30' W 160 feet more or less, to the bank of the Cumberland River; thence S 52 deg. W110 feet, more or less, with the bank of the Cumberland River to a point; thence S 8 deg. 30' E 116 feet, more or less, to the point of beginning. (PART OF MAP 94, PARCEL 12)

BEING the same property conveyed to F. H. Gates and wife, Olive P. Gates, by deed from H. A. Mitchener, Trustee, of record in Book 1627, page 549, Register's Office for Davidson County, Tennessee; the said F. H. Gates having since died.

PARCEL B: Land in the 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of Pumping Station Road (now River Hills Dr.), the common corner of the Hicks property and McCord (Gates) property at an iron spike; thence N 13 deg. W 120 feet with Gates Line to the bank of the Cumberland River; thence eastwardly with the bank of said river 57 feet, more or less, to a point; thence S 8 deg. 30' E 116 feet, more or less, to the center line of Pumping Station Road; thence with the center line of Pumping Station Road 50 feet westwardly to the point of beginning. (PART OF MAP 94, PARCEL 12)

Being part of the same property conveyed to F. H. Gates and wife, Olive P. Gates, by deed from Edwin E. Carlson and wife, Dorothy Carlson, of record in Book 1627, page 577, Register's Office for Davidson County, Tennessee; the said F. H. Gates having since died.

(SEE CERTIFIED COPY OF COURT ORDER BEING RECORDED SIMULTANEOUSLY HEREWITH)

1. In the deed from Blanche Lebkuecher Hicks to Sam C.McCord and wife, of record in Book 1509, page 347, Register's Office for Davidson County,Tennessee, the grantor contracts that she will permit grantees access to and continuous use of water pump and line now upon grantor's adjoining property, but without warranty of water supply water pressure or upkeep and maintenance of said pump and line. (TRACTS II & III)

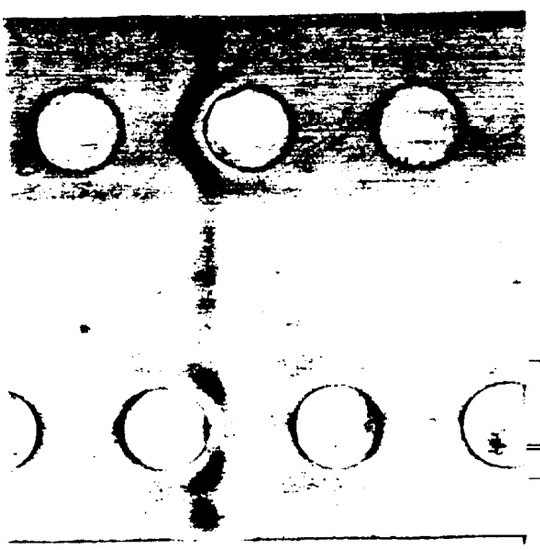
2. Title to that portion of the premises lying within the bounds of Pumping Station Road (now River Hills Drive). (ALL TRACTS)

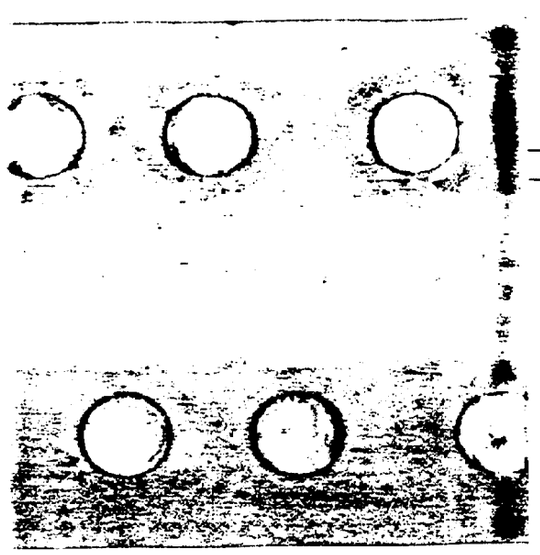
3. Easement granted E. E. Carlson and wife, by Blanche Lebkuecher Hicks, for the use of a concrete stairway located on the premises from Pumping Station Road, to the Cumberland River, with the right of ingress and egress to said stairway, as set out in said deed of record in Book 1627, page 553, and further granted by E. E. Carlson and wife, to F. H. Gates and wife, of record in Book 1627, page 577, Register's Office for Davidson County. Tennessee. (TRACTS II & III)

4. Flowage easement granted to USA for the Cheatham Lock and Dam Project, as of record in Book 2195, page 438, Register's Office for Davidson County, Tennessee. (TRACTS II & III)

5. Title to that portion of the premises embraced within the bounds of the high and low water mark of the Cumberland River. (TRACTS II & III)

'880 01/17 0101 03CHECK 105.50





**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 333

| | | |
|---|---|---|
| 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 25000.00 |
| | | | | CON TX 92.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 105.50 |
| | | | | CHECK 105.50 |
| 01/17/92 | 01 | | | 15:46 0001 7980 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.9 0.

IDENTIF. REFERENCE

JAN 17 3 46 PM '92

FELIX Z. WILSON, REGISTER

No. 494378