BOOK 958 PAGE 760

WARRANTY DEED

BOOK 8567 PAGE 469

FROM: William Allen Brewer
and wife, Bobbie Brewer

TO: Charles Jerry Fyke
and wife, Dianna Nelle Fyke

Dist 17

Address of New Owner(s) as Follows:
Charles Jerry Fyke, et ux
Route 1 Bluff Road
Brentwood, Tennessee 37027

Send Tax Bills To:
Charles Jerry Fyke, et ux
Route 1 Bluff Road
Brentwood, Tennessee 37027

Map-Parcel Numbers
Williamson Co. Map 039 Parcel 301
& Davidson Co. Map 187 Part of Par 40
bh

This Instrument Prepared By:
Richard L. Albers, Attorney
4344 Kenilwood Drive
Nashville, Tennessee 37204
(615) 331-5540

mail

8986.0
IDENTIFICATION
MAR 5 12 30 PM '92
PICK-UP

State of Tennessee
County of Davidson
The Actual Consideration or Value, whichever is greater, for this Transfer is:
$49,000.00.

William Allen Brewer
Affiant

Subscribed and Sworn to before me, this the 2nd day of March, 1992.

My Commission Expires 9-16-95

Richard L. Albers
Notary Public

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 and sufficiency of which is hereby acknowledged, we, William Allen Brewer and wife, Bobbie Brewer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Jerry Fyke and wife, Dianna Nelle Fyke, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in both Davidson County, Tennessee, and Williamson County, Tennessee, described as follows: to wit:

Land lying and being situated in the 17th Civil District of Williamson County, Tennessee, and in the 5th Civil District of Davidson County, Tennessee, and being the southerly portion of Tract No. 3 on the Ronald S. Nunn, Trustee Property as shown on an unrecorded survey by Robert E. Francis, Surveyor (License No.669) dated September 18,1984, and revised November 20,1984 and more particularly described according to an unrecorded survey by David Bundren, Surveyor, (License No. 1517) dated October 11,1989, as follows:

Beginning at an iron pin, being the northwesterly corner of Hoy D. Allen, et ux property of record in Book 585, Page 733, Register's Office for Williamson County, Tennessee and being the southwesterly corner of the herein described tract; thence N 4 deg. 51 min. 31 sec. E 343.05 feet to an iron pin; thence with a new line dividing the William A. Brewer, et ux property, S 85 deg. 01 min. 50 sec. E 636.28 feet to an iron pin; thence S 4 deg. 52 min. 39 sec. W 342.10 feet to an iron pin; thence N 85 deg. 07 min. 07 sec. W 636.16 feet to the point of beginning and containing 5.004 acres, more or less.

Being part of the same property conveyed to William Allen Brewer and wife, Bobbie Brewer by deed from Ronald S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary of record in Book 525, Page 696, Register's Office for Williamson County, Tennessee, and Book 6530, Page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Declaration of Restrictive Covenants contained in instrument of record in Book 504, Page 496, Register's Office for Williamson County, Tennessee, and recorded in Book 6436, Page 461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Land Owners Association and Private Roadway easement for a private roadway 50 feet in width for ingress and egress to Kidd Road contained in instrument of record in Book 504, Page 499, Register's Office for Williamson County, Tennessee, and recorded in Book 6436, Page 461, Register's Office for Davidson County, Tennessee.

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This conveyance is also made subject to a First Amendment to Land Owners Association and Private Roadway easement of record in Book 517, Page 940, Register's Office for Williamson County, Tennessee, and recorded in Book 6503, Page 842, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to an Overhead Line Easement granted to the Metropolitan Government Electric Power Board (NES) of record in Book 573, Page 459, Register's Office for Williamson County, Tennessee, and recorded in Book 6769, Page 191, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to a Metropolitan Health Department conditional sewer system letter of record in Book 6892, Page 59, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to rights of others in the case of 50-foot right-of-way road (Fann Road) running through subject premises.

This conveyance is also made subject to the unrecorded survey by David Bundren, Surveyor (Lic. No. 1517), dated October 11, 1989, which shows the following: (1) 100-foot minimum building setback line from easterly and westerly lines of said tract; (2) 50-foot minimum building setback line from the southerly and northerly lines of said tract; (3) 10-foot public utility and drainage easement through the easterly portion of said tract; (4) Power pole and line through the easterly portion of said tract; (5) two water meters located on the easterly line of said tract; and (6) a 50-foot right-of-way (Fann Road) easement lying along and adjacent to the easterly line of said tract.

This is unimproved property, on Fann Road off Kidd Road, Nolensville,Tennessee.

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 hands this 2nd day of March, 1992.

William Allen Brewer, Grantor

Bobbie Brewer, Grantor

TRANSFERRED

MAR 3 1992

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 William Allen Brewer and Bobbie Brewer, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1992.

Notary Public

My Commission Expires: 9-16-95

1505 0101 03CHECK 6.00

State of Tennessee, County of WILLIAMSON
Received for record the 03 day of
MARCH 1992 at 11:23 AM. (REC# 54899)
Recorded in official records
Book 958 Page 760- 761
Notebook 49 Page 115
State Tax $ 161.30 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 190.30,
Register of Deeds SADIE WADE