5x17

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THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Glenn Segroves	Same	Map 133
408 Red Cedar Court		Parcel 50
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Johnny W. Shumate, unmarried,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Glenn Segroves and wife, Irma Segroves and Terry Segroves

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract 1:
Said tract of land is located in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, and described according to a survey made in August, 1940 by Z. W. Wilkinson, Surveyor.

Beginning at a point in the center of the Antioch Pike, the southeast corner of the Old Turbeville Home Place; thence north 1 degree east 314 feet to a stone wall; thence north 86 degrees west 35.5 feet to a stake; thence 1 degree 45' west 240 feet to a stake; thence north 77 deg. 30' east 276 feet to a point in the center of Mill Creek; thence with the center of said Creek south 5 degrees east 173 feet to a point; thence south 55 degrees 30' east, 150 feet to a point on head of island above fork of creek; thence south 7 degrees 30' west, 437 feet to the center of said Antioch Pike; thence with the center of the Antioch Pike north 76 degrees 30' west 324 feet to the point of beginning containing 4.726 acres, more or less.

Tract 2:
Land in Davidson County, Tennessee, being in the 6th Civil District of said County and described as follows, to-wit:

Beginning at a point in the center of Antioch Pike, the southeast corner of the Old Turbeville Home Place; thence with the easterly margin of the old N.C. & St. L. Railway right of way north 1 degree east 314 feet to a stone wall; thence north 86 deg. west 35.5 feet to a stake; thence continuing with the easterly margin of said right of way north 1 deg. 45' west 740 feet to a stake (iron pipe); thence north 89 deg. 15' east and passing through the center of a spring on bluff 385 feet to the center of Mill Creek; thence up the center line of said creek south 36 deg. west 71 feet, south 15 deg. west 270 feet, south 5 deg. east 300 feet; and south 55 deg. 30' east 150 feet to a point on head of island above fork of creek; thence leaving creek, south 7 deg. 30' west 437 feet to the center of said Antioch Pike; thence with the center line of said Antioch Pike north 75 deg. 30' west 324 feet to the point of beginning, containing 7.962 acres, more or less, according to survey made by Z. J. Wilkinson, Surveyor on August, 1940.

Tract 3:
A certain tract or parcel of land in the sixth, formerly ninth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the northerly margin of the Turbeville Home Place, said beginning point being in the westerly margin of the Shumate property and being the southeast corner of the Payne tract; thence with the boundary line between the Payne and Shumate properties north 1 degree, 45' west 740 feet to an iron pin; thence south 89 degrees 15' west 22.7 feet to a stake; thence south 0 degrees 45' west 336.5 feet to an iron pin; thence south 3 degrees 30' west 200.9 feet to an iron pin; thence south 2 degrees, .05' west 200.8 feet to a stake in the northerly margin of Turbeville Home Place; thence with northerly margin of Turbeville Home Place 78.3 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom are the following described properties:

Land located in the 6th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Mills Creek, where the lands of Payne, Vinson Realty Company and Shumate intersect, said point being south 36 degrees 30' west 75 feet right of the proposed center line Station 166+15; thence with Mills Creek south 36 degrees 30' west 80 feet to a point; thence with the radius of a 1 degree curve to the left and having a circular distance of 88 feet to a point in the boundary line between the lands of Shumate and Payne; thence with said boundary line north 89 degrees east 102 feet to the point of the beginning and containing 0.09 acres, more or less.

Being the same property conveyed to the State of Tennessee by deed from Tom W. Shumate and wife, Katherine B. Shumate of record in Book 2884, page 357, Register's Office for Davidson County, Tennessee.

Land in the 6th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. and Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with center of said Creek as follows: North 5 deg. 40' east 46 feet; north 12 deg. 55' west 153 feet; north 16 deg. 30' east 167 feet; north 30 deg. 05' east 50 feet and north 52 deg. 15' east 89 feet; thence south 52 deg. 25' east 83 feet; thence south 10 deg. 50' west 437 feet to the center of Antioch Pike; thence with the same, north 74 deg. 40' west 100 feet to the beginning, containing 1.3 acres, more or less.

Being the same property conveyed to Henry Horrell and Wilson Brazelton d/b/a B & H Development Company by deed from Katherine B. Shumate, a widow, of record in Book 4262, page 80, Register's Office for Davidson County, Tennessee.

A strip of land from Station 210+55 to Station 213+82, average width 11 feet extending 30 feet on the right of the center line.

Being the same property conveyed to Davidson County, Tennessee, by Right of Way Deed from Tom Shumate and wife, Katherine Bowden Shumate of record in Book 2547, page 467, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 4813, page 144, and Book 4816, page 399, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny W. Shumate by deed from Katherine B. Shumate of record in Book 5574, page 105, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

This is improved property at 1022 Antioch Pike, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 29th day of April, 1992.

JOHNNY W. SHUMATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny W. Shumate, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1992.

My Commission Expires:
7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of April, 1992.

My Commission Expires:
7-24-93

NOTARY PUBLIC

7178

IDENTIF. REFERENCE

122-85 030SEC 101 92/04/30 2222

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 30500.00
CON TX 112.35
PRFEE 1.00
MISEI 9.00
TOTAL 122.85
CHECK 122.85

05/04/92 01 13:43 0001 3232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07178

IDENTIF. REFERENCE

MAY 4 1 42 PM '92

DAVIDSON COUNTY TN.

No. 527506