BOOK 8717 PAGE 995

~~VIRGINIA~~ TENNESSEE FORM NO. WD-1

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF August, 1992

Notary Public

MY COMMISSION EXPIRES: November 30, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY TATUM & JONES, ATTORNEYS		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	~~MAIL TAX NOTICES TO:~~ ~~Mortgagee~~	MAP-PARCEL NUMBERS
Donald T. Coffee (NAME)	Send Tax Bills To: New Owner (NAME)	Part of Map 4
5316 Westover Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Virginia Beach, VA 23464-2455 (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	Part of 14D 36100

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, Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald T. Coffee

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 ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING part of the same property conveyed to Caudill Enterprises by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith of record in Book 8114, page 913, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 8211, page 319; Book 8211, page 327; and Book 8211, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

SEP 1 3 03 PM '92 137.25

41784

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

UNIMPROVED(X)
This is improved ( ) property, know as Tract No. 22 Coopertown Road, Joelton, TN 37080
(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 4th day of August, 1992

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP

BY: NOBLE C. CAUDILL, II, GENERAL PARTNER

NOBLE C. CAUDILL, II, INDIVIDUALLY

BOOK 8717 PAGE 996

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Noble C. Caudill, II, Individually

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1992.

Commission expires 11/25/95

* or proved to me on the basis of satisfactory evidence.

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM

TO

TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noble C. Caudill, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a General Partner of Caudill Enterprises, the within named bargainor, a partnership and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of August, 1992.

Notary Public,
J. PHILLIP JONES

My Commission Expires: 11/25/95

LAND in Davidson County, Tennessee, being Tract No. 22 on the plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, said Register's Office, and being more particularly described according to a field survey completed on September 27, 1990, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

To find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being at the intersection of said right-of-way with the easterly boundary line of property owned by W. H. Culwell of record in Deed Book 6489, page 930 in the Register's Office of Davidson County, Tennessee; Thence, with said boundary line North 12 degrees 46 minutes 53 seconds West 881.61 feet to an iron pin at the POINT OF BEGINNING; Thence, continuing with said boundary line North 12 degrees 46 minutes 53 seconds West 596.37 feet to an iron, North 40 degrees 16 minutes 49 seconds West 196.18 feet to an iron pin; Thence, leaving said boundary line and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office as follows: North 49 degrees 33 minutes 03 seconds East 175.49 feet to an iron pin in the westerly margin of an easement for ingress, egress, drainage and utilities; Thence, continuing to sever said Caudill property with said margin as follows: South 40 degrees 26 minutes 57 seconds East 327.78 feet to the beginning of a curve concave to the southwest with a radius of 330.89 feet; Thence, with said curve southeasterly an arc distance of 251.44 feet, through a central angle of 43 degrees 32 minutes 21 seconds to the beginning of a curve concave to the east having a radius of 1245.64 feet; Thence, with said curve, southerly an arc distance of 345.05 feet, through a central angle of 15 degrees 52 minutes 18 seconds to the point of tangency; Thence, continuing to sever said Caudill property, leaving said margin South 77 degrees 13 minutes 07 seconds West 239.05 feet to the POINT OF BEGINNING containing 5.01 acres. SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 3524 GREER ROAD, GOODLETTSVILLE, TN 37072.

The above described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 degrees 42 minutes 16 seconds, to an iron pin; Thence, leaving said right-of-way and severing the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 degrees 04 minutes 41 seconds, to an iron pin at the point of tangency; Thence, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve, northwesterly an arc distance of 403.51 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; Thence, with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 degrees 52 minutes 18 seconds, to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; Thence, with said curve, northwesterly an arc distance of 251.44 feet, through a central angle of 43 degrees 32 minutes 21 seconds, to an iron pin at the point of tangency; Thence, North 40 degrees 26 minutes 57 seconds West 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; Thence, with said curve, northwesterly an arc distance of 159.65 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, North 69 degrees 35

RECORDER'S MEMO
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minutes 44 seconds West 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence, with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the east and having a radius of 50.00 feet; Thence, with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; Thence, with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds to an iron pin at the point of tangency; Thence, South 69 degrees 35 minutes 44 seconds East 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; Thence, with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, South 40 degrees 26 minutes 57 seconds East 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; Thence, with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 degrees 32 minutes 22 seconds, to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; Thence, with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 degrees 52 minutes 17 seconds, to an iron pin at the point of tangency; Thence, South 12 degrees 46 minutes 53 seconds East 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; Thence, with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, South 23 degrees 29 minutes 36 seconds East 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence, with said curve, southeasterly an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds, to the BEGINNING containing 2.76 acres.
SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 3524 GREER ROAD, GOODLETTSVILLE, TN 37072.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8717 PAGE 999

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 16.00
TOTAL 137.25
CHECK 137.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/92 01 15:44 0001 2275

4178.4

IDENTIFI REFERENCE

SEP 1 3 43 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565973