53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Clarence E. Litton, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF September 19 92

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: March 26, 1994
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE E. LITTON, JR. (NAME)	SAME (NAME)	MAP 32.00
3036 BRICK CHURCH PIKE (ADDRESS)	(ADDRESS)	PAR. 137
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DAVID L. ROSE AND WIFE, KIMBERLY L. ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE E. LITTON, JR. AND SHARON G. NELSON AND CLARENCE E. LITTON, SR. AND WIFE, ALMA L. LITTON AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP 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:

BEGINNING at an iron pin set on the westerly right-of-way line of Campbell Road at a point that is 7,200 feet, more or less, southerly from Brick Church Pike and thence southerly with a 968.22 feet radius curve, concave westerly 122.71 feet to an iron pin set; thence southerly with a 1,914.03 feet radius curve, concave westerly 140.03 feet to an iron pin set; thence S 32 degrees 02 minutes 30 seconds E 1,284.50 feet to an iron pin set in line with a fence; thence with a fence tree row and paint line N 86 degrees 57 minutes 35 seconds W 399.15 feet to an iron pin at an angle in a fence line; thence with a fence tree row and paint line S 41 degrees 33 minutes 44 seconds W 250.01 feet to an iron pin set; thence with a severance line N 29 degrees 19 minutes 22 seconds W 356.48 feet to an iron pin set; thence N 53 degrees 50 minutes 10 seconds W 302.40 feet to an iron pin set; thence N 49 degrees 36 minutes 10 seconds E 116.86 feet to an iron pin set by a fence post; thence with a fence N 56 degrees 19 minutes 20 seconds W 112.35 feet to an iron pin set; thence with a fence N 41 degrees 42 minutes 43 seconds W 152.93 feet to an iron pin set; thence with a fence N 38 degrees 08 minutes 08 seconds W 69.54 feet to an iron pin set; thence with a fence N 24 degrees 47 minutes 18 seconds W 40.62 feet to an iron pin set; thence with a fence N 19 degrees 44 minutes 52 seconds W 80.80 feet to an iron pin set; thence with a fence N 23 degrees 04 minutes 36 seconds W 63.34 feet to an iron pin set; thence with a fence N 71 degrees 14 minutes 28 seconds E 144.01 feet to an iron pin set; thence with an old fence line N 4 degrees 16 minutes 12 seconds E 391.85 feet to an iron pin set by a gate post; thence with an old fence line N 70 degrees 23 minutes 39 seconds E 248.77 feet to the point of beginning and containing 17.77 acres as per survey by Ragan-Smith-Murphy & Associates, Inc., dated February 27, 1980.

This is unimproved (XX) / improved ( ) property, known as 17.77 Acres Campbell Road, Goodlettsville, TN 37172
(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 our hand S this 14th day of September, 19 92

Kimberly L. Rose
KIMBERLY L. ROSE

David L. Rose
DAVID L. ROSE

First Data Systems, Inc.

DCTN01W 12/88

1-800-626-5427

BOOK 8730 PAGE 805

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 DAVID L. ROSE AND WIFE, KIMBERLY L. ROSE

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 14th day of September, 19 92.

Commission expires March 26, 1994

Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

Being the same property conveyed to DAVID L. ROSE by deed of record in Book 8546, page 333, Register's Office for Davidson County, Tennessee.

David L. Rose

Kimberly L. Rose

4 6 1 0 4

IDENTIFICATION

SEP 16 9 45 AM '92

FILED FOR RECORD
ELLIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:

7034 09/16 3101 03CHECK 157.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8730 PAGE 806

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			09/16/92 01	09:46 0001 7034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 1:0 4.

IDENTIFICATION REFERENCE

SEP 16 9 45 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 570680