SEND TAX BILLS TO:
NAME OF PURCHASERS:
STANLEY D. LANHAM AND BETTY V. LANHAM
Rt 11 Box 235Y
Athens, AL 35611

THIS INSTRUMENT PREPARED BY
NATHAN HARSH
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 58, PARCEL 46 P/O

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, STANLEY D. LANHAM AND WIFE, BETTY V. LANHAM, have this day bargained and sold and by these presents do hereby transfer and convey unto NATHAN HARSH, TRUSTEE, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, the following described tracts or parcels of land:

SITUATED in the 13th Civil District of Davidson County, Tennessee, located about 7.0 miles northwest of Nashville, being a landlocked parcel of ground situated on the west side of State Route 155 (Briley Parkway) 1309.112 feet north of its intersection with Hydes Ferry Pike, being more particularly described as follows:

BEGINNING on a point on the west right-of-way of State Route 155, said point being 100.27 feet left of centerline of station 260+04.612, a point in the existing north margin of State Route 155 and being the southeast corner of the herein described tract; thence running with the west right-of-way of State Route 155 for the next four calls as follows: North 7 degrees 03 minutes 24 seconds West 47.50 feet, thence north 3 degrees 14 minutes 34 seconds west 357.63 feet; thence north 2 degrees 50 minutes 26 seconds east 900.29 feet; thence north 9 degrees 38 minutes 12 seconds east 72.69 feet to an iron pin found in the line of Dallas Blackman (D.B. 3614, p. 3); thence running with Blackman north 70 degrees 25 minutes 03 seconds West 150.00 feet to a point in the line of S. A. Cotton (D.B. 1556, P. 250) corner of Dallas Blackman (according to the highway right-of-way plans); thence running according to Lanham deed description with Cotton south 2 degrees 45 minutes west 58.00 feet to a point; thence north 66 degrees 48 minutes west 145.09 feet to a point; thence north 2 degrees 45 minutes east 58.0 feet to a point, corner of Cotton; thence running with Cotton and George Cothran (D.B. 7505, p. 613); north 67 degrees 50 minutes west 233.53 feet to a point, corner of Cockran in the line of Paul Porter (D.B. 4185, Page 351); thence running with Paul Porter and Ira J. Morgan (D.B. 4198, Page 214) south 4 degrees 34

minutes west 1530.55 feet to a point; thence running south 86 degrees 36 minutes east 541.02 feet to the beginning, containing by settlement of the State of Tennessee with Fred Lanham through eminent domain to be 14.2 acres, more or less. The hereinabove description was prepared by Michael P. Greene, Tennessee Registered Land Surveyor Number 963, dated May 31, 1990.

THE above described landlocked parcel of land being all of the land on the west side of State Route 155 (Briley Parkway), the western portion of the tract of land deeded by Deed of Correction to Fred Lanham and wife, Bernice Lanham from Elbert J. Davidson and wife, Rhiney L. Davidson of record in Deed Book 2696, page 419, Register's Office of Davidson County, Tennessee.

SURVEYOR'S NOTES: The grantees named in D.B. 8127, Page 60, namely: Stanley D. Lanham and wife, Betty V. Lanham, have been advised and do hereby understand that the property described above is a landlocked parcel of land by reason of restricted access to State Route 155 along with the action of eminent domain.

THE above description was prepared entirely from the highway plans of State Route 155 (Briley Parkway) and from the deed description of record in Deed Book 2696, Page 419, using the actual survey calls according to a survey performed by John M. Sullivan, County Surveyor, and T. R. Sanford, Surveyor, dated August 29, 1957, with the acreage taken from the settlement with the State of Tennessee with Fred Lanham with no survey being performed. It is stated in D.B. 8127, page 60, as follows: "It is the expressed intent of the above description for the Grantors, Fred Lanham and wife, Bernice Lanham, to convey all their title to the property located on the west side of State Route 155 (Briley Parkway) to the Grantees, Stanley D. Lanham and wife, Betty V. Lanham, if this description should fail to take in any portions found by an accurate survey".

SOURCE OF TITLE: BEING the same property conveyed to Stanley D. Lanham and wife, Betty V. Lanham, by Warranty Deed from Fred Lanham, et ux, Bernice Lanham, of record in Book 8127, page 60, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said NATHAN HARSH, TRUSTEE, with full power to sell, mortgage or otherwise encumber, without the joinder of any beneficiary therein, his successors and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully

seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, easements and restrictions of record, AND 1993 real estate taxes.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said NATHAN HARSH, TRUSTEE, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

AND NOW, I, NATHAN HARSH, TRUSTEE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto STANLEY D. LANHAM AND BETTY V. LANHAM, as tenants in common, their heirs and assigns, a one-half (1/2) undivided interest each, the hereinabove described tract or parcel of land, reference to which is hereby made for a more complete description of said property.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said STANLEY D. LANHAM AND BETTY V. LANHAM, as tenants in common, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is

unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, easements and restrictions of record, and 1993 real estate taxes.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said STANLEY D. LANHAM AND BETTY V. LANHAM, as tenants in common, their heirs and assigns, against all lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

WITNESS our hands this the 15th day of February, 1993.

Stanley D. Lanham
STANLEY D. LANHAM

Betty V. Lanham
BETTY V. LANHAM

Nathan Harsh Trustee
NATHAN HARSH, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STANLEY D. LANHAM AND WIFE, BETTY V. LANHAM, and NATHAN HARSH, TRUSTEE, the within named bargainors, with whom I am personally acquainted (or proved to me their identity 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 Gallatin, Tennessee, this the 15th day of February, 1993.

Teresa L. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

STATE OF TENNESSEE ★ TERESA L. PICKARD ★ NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/24/94

O A T H

BOOK 8393 PAGE 94

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $TO DISSOLVE TENANCY BY ENTIRETY AND CREATE TENANCY IN COMMON, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie L. Spillma, Agent
AFFIANT

SUBSCRIBED and sworn to before me,
this the 15th day of FEBRUARY, 1993.

[illegible] Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 11/26/94

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IDENTIFICATION REFERENCE

MAR 22 10 51 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN