BOOK 8991 PAGE 324

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

**SPECIAL WARRANTY DEED**

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Sam Tinnin, et ux, et al<br>107 Country Pkwy<br>Goodlettsville, Tn. 37072 | Same as New Owner | Map 33<br>Parcel 204<br>Field Bk. GO 20371 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, UNION PLANTERS NATIONAL BANK, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto SAM TINNIN and wife, GLENDA TINNIN, a one-half (½) undivided interest, and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3, Section One, Rivergate Acres, as shown on the Plan of record in Book 6250, page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Union Planters National Bank by Trustee's Deed from Craig V. Gabbert, Jr., Successor Trustee, of record in Book 8511, page 881, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property fronting Dry Creek Road, Goodlettsville, Tennessee.

EASEMENTS: This conveyance is specifically subject to the following easements:

1. PERMANENT FLOWAGE EASEMENT AND TEMPORARY ACCESS EASEMENT: Subject to Permanent Flowage Easement and Temporary Access Easement conveyed to the Metropolitan Government of Nashville and Davidson County in the case of ***The Metropolitan Government of Nashville and Davidson County vs. Sam Martz and wife, Valda Martz, Union Planters National Bank, Stephen C. Baker, Trustee, Bank of Goodlettsville, J. C. Garrett, III, Trustee***, case No. 90C-2097, entered in the Third Circuit Court for Davidson County, Tennessee, described as follows, to-wit:

Tract No. 101 E-1 (Permanent Flowage Easement): Beginning at an iron pin set in the northwesterly property line of Lot No. 3, as shown on the plan of Section One - Rivergate Acres, as of record in Plat Book 6250, page 205, R.O.D.C., Tennessee; that is South 38 deg. 02 min. 41 sec. West, a distance of 409.43 feet from the southwesterly right-of-way line of Dry Creek Road (60' R.O.W.); thence, leaving the northwesterly property line of Lot No. 3, with a new line, South 79 deg. 18 min. 30 sec. East, a distance of 231.72 feet to an iron pin set; thence South 50 deg. 22 min. 02 sec. East, a distance of 144.07 feet to an iron pin set in the southeasterly property line of Lot No. 3, that is South 32 deg. 43 min. 44 sec. West, 364.78 feet from the southerly right-of-way line of Dry Creek Road; thence with the southeasterly property line of Lot No. 3, South 32 deg. 43 min. 44 sec. West, a distance of 174.08 feet to a PK nail set in the center of Dry Creek; the northeasterly property line of a tract of land now or formerly owned by Sam Martz and wife, Valda Martz, by deed of record in Book 6279, page 155, R.O.D.C., Tennessee; thence with the northeasterly property line of Sam Martz and wife, Valda Martz, North 01 deg. 33 min. 44 sec. East, a distance of 46.91 feet to a PK nail set in the center of Dry Creek; thence continuing with said property line North 69 deg. 58 min. 45 sec. West, a distance of 34.58 feet to an iron pin set. Said pin being the easterly property corner of a tract of land now or formerly owned by Forest Lawn Memorial Gardens of Nashville, Inc., by deed of record in Book 6122, page 659, R.O.D.C., Tennessee; thence with the northeasterly property line of Forest Lawn Memorial Gardens of Nashville, Inc., North 59 deg. 53 min. 20 sec. West, a distance of 251.48 feet to an iron pin set; thence continuing with said property line, in part, North 68 deg. 41 min. 02 sec. West, a distance of 58.58 feet to an iron pin set at the westerly property corner of Lot No. 3; thence leaving the northeasterly property line of Forest Lawn Memorial Gardens of Nashville, Inc., with the

northwesterly property line of Lot No. 3, North 38 deg. 02 min. 41 sec. East, a distance of 95.41 feet to the point of beginning and containing 49,094 square feet or 1.127 acres, more or less.

Tract No. 101 E-2 (Temporary Access Easement): A twenty-foot wide temporary access easement across Lot No. 3, as shown on the Plan of Section One - Rivergate Acres, as of record in Plat Book 6250, page 205, R.O.D.C., Tennessee. Said easement being 10 feet wide on both sides of a centerline that is more particularly described as follows: Beginning at a point in the northwesterly property line of Lot No. 3 that is South 38 deg. 02 min. 41 sec. West, a distance of 10.19 feet from the southerly right-of-way line of Dry Creek Road (60-foot R.O.W.); thence, leaving the northwesterly property line of Lot No. 3, with the centerline of said access easement, South 34 deg. 55 min. 27 sec. East, a distance of 8.83 feet to a point; thence southeastwardly, with a 176.46-foot radius curve to the left, a distance of 29.83 feet to a point. Said curve has a chord bearing and distance of South 41 deg. 23 min. 26 sec. East, 39.75 feet; thence South 47 deg. 51 min. 25 sec. East, a distance of 57.38 feet to a point; thence southeastwardly, with a 503.52-foot radius curve to the left, a distance of 49.96 feet to a point. Said curve has a chord bearing and distance of South 50 deg. 41 min. 58 sec. East, 49.49 feet; thence South 53 deg. 32 min. 31 sec. East, a distance of 52.00 feet to a point; thence southeastwardly with a 452.16-foot radius curve to the right, a distance of 49.95 feet to a point. Said curve has a chord bearing and distance of South 50 deg. 22 min. 38 sec. East, 49.92 feet; thence South 47 deg. 12 min. 45 sec. East, a distance of 50.22 feet to a point; thence southeastwardly with a 78.50-foot radius curve to the left, a distance of 17.38 feet to a point in the southeasterly property line of Lot No. 3 that is South 32 deg. 43 min. 44 sec. West, 85.48 feet from the southerly right-of-way line of Dry Creek Road. Said curve has a chord bearing and distance of South 53 deg. 33 min. 14 sec. East, 17.34 feet. This easement contains 6,510 square feet or 0.150 of an acre, more or less. Being part of the property conveyed to Sam Martz and wife, Valda Martz, by deed for which is of record in Book 6279, page 155, Register's Office for Davidson County, Tennessee. (Field Book No. GO 20371, Map 33, Parcel 204)

2. TVA EASEMENT: TVA Easement as shown on a plat of record in Book 6250, page 206, said Register's Office. Said transmission line easement granted to the United States of America is shown by instruments of record in Book 1153, page 652, Book 3223, page 325 and Book 3223, page 327, said Register's Office.

3. SANITARY SEWER EASEMENT: Easement for sanitary sewers of record in Book 4472, page 271, Book 4805, page 797, Book 5083, page 272 and Book 7695, page 558, said Register's Office.

4. WATER LINE EASEMENT: Easement for water mains and rights of way granted to the Madison Suburban Utility District by instrument of record in Book 6636, page 832, said Register's Office.

5. TELEPHONE AND TELEGRAPH EASEMENT: Easement for communications, rights of way granted to American Telephone and Telegraph Company by instrument of record in Book 6852, page 478, said Register's Office.

PLAN OF RECORD: This conveyance is further subject to any and all matters shown on the Plan of Rivergate Acres, of record in Plat Book 6250, page 206, said Register's Office.

TAXES: This conveyance is made subject to 1993 taxes which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due.

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 or assigns, forever.

And the GRANTOR, UNION PLANTERS NATIONAL BANK, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 10th day of June, 1993.

"GRANTOR"

UNION PLANTERS NATIONAL BANK

BY: _____
SEAN D. HART, Bank Officer

"GRANTEES"

_____
SAM TINNIN

_____
GLENDA TINNIN

_____
JAMES E. SIMPSON, JR.

_____
SARA J. SIMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM TINNIN and wife, GLENDA TINNIN, and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of June, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SEAN D. HART, with whom I am personally acquainted and who acknowledged himself to be the Bank Officer of the UNION PLANTERS NATIONAL BANK, the bargainor, a Tennessee banking corporation, and as such Bank Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Bank Officer.

WITNESS my hand and official seal, this the 10th day of June, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $5,500.00

_____
Affiant

Sworn to and subscribed before me, this the 10th day of June, 1993.

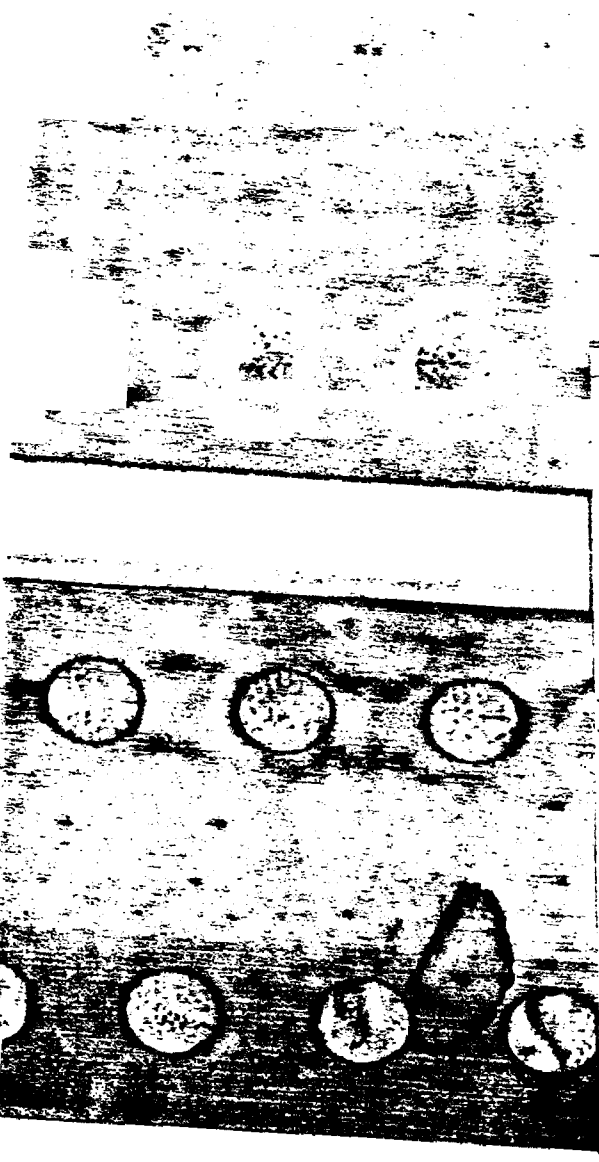
_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

33669
IDENTIF. ✦ REFERENCE

93 JUN 23 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1203 06/23 0101 03CHECK 33.35



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

**BOOK 8991 PAGE 327**

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 5500.00
CON TX 20.35
PRFEE 1.00
MTGTX 12.00
TOTAL 33.35
CHECK 33.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/23/93 01 13:20 0001 120

93 JUN 23 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

33669
IDENTIF. ↑ REFERENCE

**No. 666431**