BOOK 9013 PAGE 62

WARRANTY DEED

[(STATE OF TENNESSEE)]
[(COUNTY OF DAVIDSON)]
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $ 20,000.00]
[ ]
[ ].
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[12 DAY OF July , 1993.]
[ ]
[ ]
[Notary Public]
[MY COMMISSION EXPIRES: 1-28-94]
[ ]

[THIS INSTRUMENT PREPARED BY:]
[Harold E. Collins, Attorney]
[4800 Charlotte Ave., Nashville, TN 37209]

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
T. Michael Lee, and wife, Robin Renee Pearce Lee	Same	Map 88
608 Continental Dr.		Parc. 47
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT GRADY PEARCE** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Michael Lee and wife, Robin Renee Pearce Lee HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at an iron pin in the northerly right of way of Lakeview Drive, being the S.W. corner of the Hugh F. Vance property; thence S. 51 deg. 33 min 25 sec. W. 53.67 feet to an iron pin; thence N. 44 deg. 10 min. 16 sec. W. 863.07 ft. to an iron pin; thence N. 77 deg. 42 min. 38 sec. W 460.00 ft. to an iron pin; thence N. 49 deg. 29 min. 17 sec. W. 627.21 ft. to a 36 inch Oak in the southerly boundary line of the Hofstetter property; thence N. 57 deg. 58 min. 58 sec. E. 130.06 ft. to a 36 inch Oak; thence N. 77 deg. 46 min. 35 sec. E. 102.18 ft. to a fence post; thence N. 74 deg. 45 min. 06 sec. E 143.28 ft. to a 24 inch Oak; thence N. 60 deg. 51 min. 49 sec. E. 178.76 ft. to a 36 Oak, being the N.W. corner of the Treva Collins property; thence S. 34 deg. 14 min. 48 sec. E. 194.66 ft. to an iron pin; thence S. 15 deg. 46 min. 42 sec. W. 16.40 ft. to an iron pin; thence S. 59 deg. 52 min. 17 sec. E. 340.84 ft. to a fence post; thence S. 66 deg. 10 min. 36 sec. E. 97.90 ft. to an iron pin; thence S. 39 deg. 36 min. 52 sec. E. 31.44 ft. to an iron pin; thence S. 65 deg. 16 min. 49 sec. E. 98.97 ft. to a fence post; thence S. 73 deg. 24 min. 32 sec. E. 93.63 ft. to an iron pin; thence S. 59 deg. 48 min. 30 sec. E. 99.76 ft. to an iron pin, being the northeast corner of the Vance property and the northwest corner of the Harold Allen Collins property; thence S. 44 deg. 16 min. 14 sec. W. 324.71 ft. to an iron pin; thence S. 45 deg. 42 min. 56 sec. E. 536.85 ft. to an iron pin; thence S. 38 deg. 00 min 30 sec. E. 214.70 ft. to the point of beginning, containing 11.28 acres more or less according to a survey of Robert Lee Spears and Company, Tennessee Reg. #126, dated June 10, 1993.

BEING part of the same property conveyed to Robert Grady Pearce by deed from Hugh F. Vance and wife, Mary Ruth Vance of record in Book 8985, Page 718, R.O.D.C., Tennessee.

The above description <u>is not</u> the same as in the previous deed of record in that Grantor has subdivided the original tract as set forth by the unrecorded survey of Robert Lee Spears and Company, Tennessee Reg. #126, dated June 10, 1993.

Grantor hereby acknowledges and avers that the above property is not his home nor principal place of residence.

Unimproved property, Lakeview Drive, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 8th day of June, 1993.

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ROBERTY GRADY PEARCE

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 **Robert Grady Pearce**, the 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 8th day of June, 1993.

Notary Public:

My commission expires: 9-25-93

SEND A REFERENCE
40562

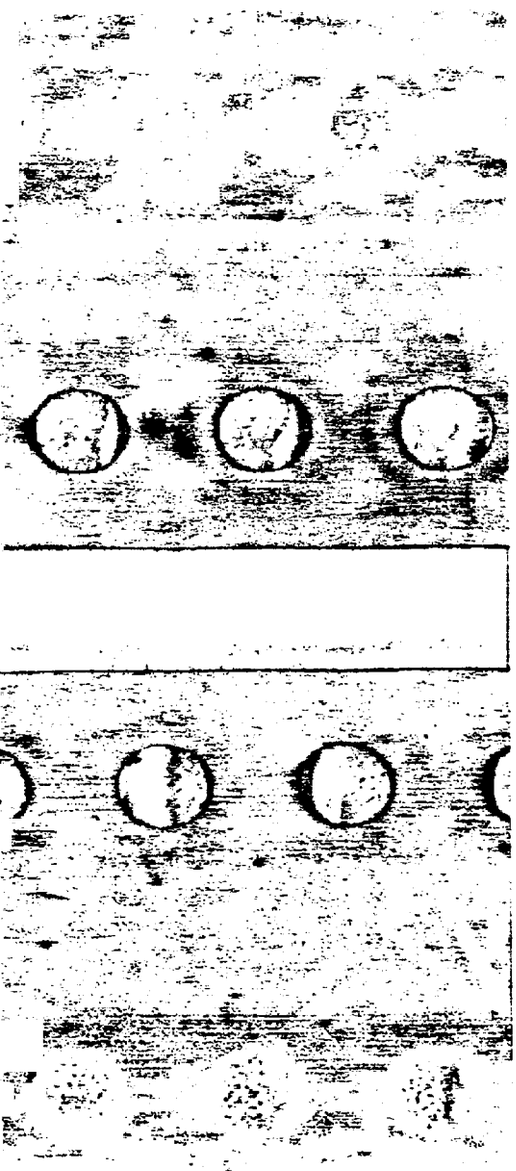
93 JUL 13 PM 3:47

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3360 07/13 0101 01CASH

83.00



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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 83.00
				CASH 83.00
			07/13/93 01	15:48 0001 3360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40562
IDENTIF. # REFERENCE

93 JUL 13 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673780