Book R 58

BOOK 9064 PAGE 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 93

Notary Public

MY COMMISSION EXPIRES: 11-22-95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha P. McNellis	NationsBanc Mortgage Corporation	MAP 182
(NAME)	(NAME)	
5833 Cane Ridge Road	P. O. Box 740017	PARCEL 137
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Louisville, KY 40201	
(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, Robert Allen O'Leary and wife, Pamela O'Leary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha P. McNellis

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:

Land in the 5th formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor, August 3, 1977, as follows:

Beginning at an iron pin by a 14 inch Hackberry tree in fence line 18 feet off the center line of Cane Ridge Road; thence N 77 degrees 33 minutes W 706.6 feet to a point; thence N 68 degrees 39 minutes W 990.2 feet to an iron pin in the center line of T.V.A. power line; thence along said center line S 47 degrees 48 minutes W 522.0 feet to an iron pin in the center line of said T.V.A. power line; thence S 56 degrees 57 minutes E 718.0 feet to an iron pin; thence S 75 degrees 13 minutes E 1,313.1 feet to an iron pin; thence N 10 degrees 07 minutes E 437.9 feet to an iron pin; thence N 81 degrees 12 minutes E 48.0 feet to an iron pin 18 inches off the center line of Cane Ridge Road; thence with said road N 1 degree 26 minutes E 126 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion of the premise conveyed to James E. Roark and wife, Betty R. Roark by deed from David H. Carder and wife, Gloria B. Carder of record in Book 6320, page 549, in said Register's Office.

Being the same property conveyed to Robert Allen O'Leary and wife, Pamel O'Leary by deed from Arnold M. Weiss, as Substitite Trustee, of record in Book 6742, page 178, Register's Office for Davidson County, Tennessee. Also known as 5833 Cain Ridge Road, Nashville, Tennessee, 37013.

THIS CONVEYANCE IS MADE SUBJECT TO:

CONTINUED

unimproved ( )
This is improved (X) property, known as 5833 Cane Ridge Road, Antioch, Tennessee 37013
(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 30th day of August 19 93

Robert Allen O'Leary

Pamela O'Leary

BOOK 9064 PAGE 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Allen O'Leary and wife, Pamela O'Leary

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 Franklin, Tennessee, this 30th day of August 19 93.

Commission expires 11-27-93

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

57742

IDENTIF. ↑ REFERENCE

93 AUG 31 AM 11:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

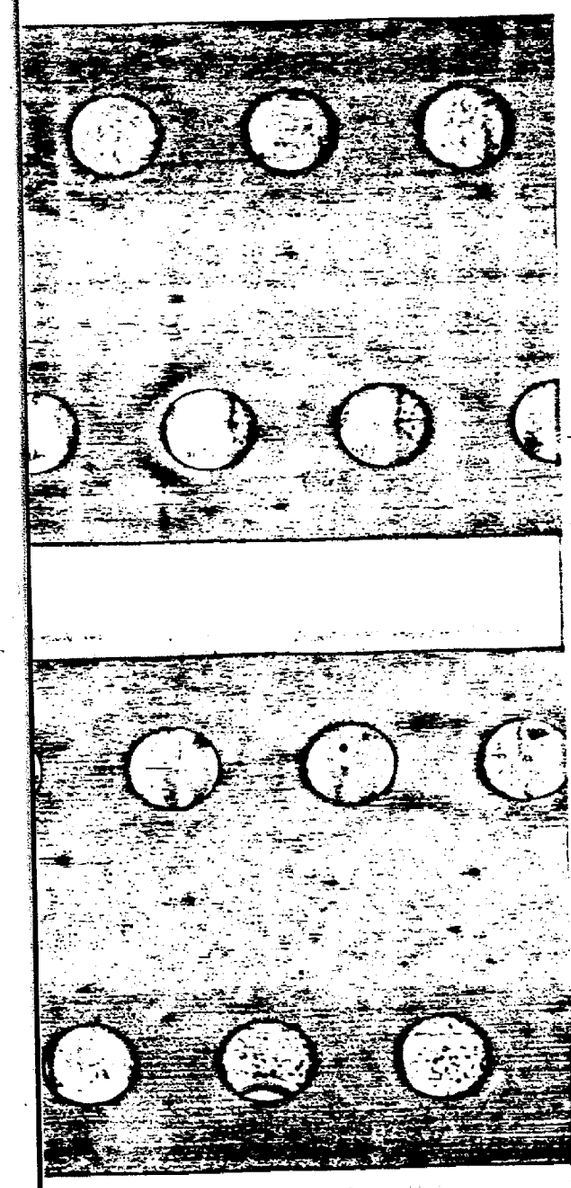
Continued

Easement for TVA power lines, of record in Book 4424, page 973, said Register's Office.

Easement for right-of-way of Cane Ridge Road lying within boundaries of premises.

Taxes for the year 1993 and subsequent years, a lien, but not yet due and payable.

6015 08/31 0101 03CHECK 734.50



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

RECEIVED OF _____

FOR _____

BOOK 9064 PAGE 17

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 195000.00
				CON TX 721.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 734.50
				CHECK 734.50
08/31/93	01			11:10 0001 6015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57742
IDENTIF. # REFERENCE

93 AUG 31 AM 11:1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 692290