BOOK 9149 PAGE 523

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

93 NOV 12 AM 9:27
FELIX A. [illegible]
DAVIDSON COUNTY, REGISTER

01933

ADDRESS NEW OWNER:

RONALD L. ERICKSON ET UX,
JANET M. ERICKSON
7791 Shawberry Hill
Goodlettsville, Tn 37072
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 29, P/O PARCEL 29

PICK-UP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,300.00.

Ronald L. Erickson
AFFIANT

Subscribed and sworn to me, this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HELEN WERRBACH, SUE ANN PEFFEN, OTTO WERRBACH, BERNARD WERRBACH, TRUCILLA BERNARD, PATRICIA M. TUCKER AND NESTLER WILLIAM BERNARD, JR., heirs and devisees of the estate of BEN BERNARD, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD L. ERICKSON ET UX, JANET M. ERICKSON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is UNIMPROVED property.

This is not marital property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 28TH day of SEPTEMBER, 1993.

Helen Werrbach
HELEN WERRBACH

Sue Ann Peffen
SUE ANN PEFFEN

Otto Werrbach
OTTO WERRBACH

Bernard Werrbach by Attorney in Fact Otto Werrbach
BERNARD WERRBACH, BY HIS ATTORNEY-IN-FACT, OTTO WERRBACH

Trucilla Bernard
TRUCILLA BERNARD

Patricia M. Tucker
PATRICIA M. TUCKER

Nestler William Bernard Jr
NESTLER WILLIAM BERNARD, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE ANN PEFFEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTTO WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee on this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTTO WERRBACH, to me known to be the person who executed the foregoing instrument in behalf of BERNARD WERRBACH and acknowledged that HE executed the same as the free act and deed of the said BERNARD WERRBACH, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 28TH day of SEPTEMBER, 1993.

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUCILLA BERNARD, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee on this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA M. TUCKER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee on this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NESTLER WILLIAM BERNARD, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee on this the 28TH day of SEPTEMBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

A tract of land located in the 14th Civil District of Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract #7 on a Survey made by H&H Land Surveying, Inc., Michael V. Holmes, RLS #213, dated September 5, 1993, and more particularly described as follows:

Beginning at an iron pin set in the East right of way of Clarksville Pike at the intersection with Eaton's Creek Road; thence with East right of way of Clarksville Pike, South 21 degrees 12' 00" West 993.14 feet to an iron pin set; thence with a curve to the left (having a central angle of 14 degrees 58' 24", a radius of 1875.00 feet) 490.00 feet to an iron pin set in the Northwest corner to Tract #7, the true point of beginning; thence South 85 degrees 03' 13" East 662.34 feet to an iron pin set; thence South 5 degrees 03' 18" West 279.31 feet to an iron pin set; thence with a curve to the right (having a central angle of 55 degrees 21' 28" a radius of 93.54 feet) 90.38 feet to an iron pin set in the North right of way of Bear Hollow Road; thence North 87 degrees 40' 00" West 540.20 feet to an iron pin set; thence with a curve to the right (having a central angle of 84 degrees 00' 43", a radius of 25.00 feet) 36.66 feet to an iron pin set in the East right of way of Clarksville Pike; thence with a curve to the right (having a central angle of 10 degrees 00' 43", a radius of 1875.00 feet) 367.64 feet to the Point of Beginning, containing 218,233 square feet or 5.01 acres.

Being a portion of the same property conveyed to Ben Bernard by Deed of record in Book 387, page 218, Register's Office for Davidson County, Tennessee. Also described as a portion of Tract No. 2 as said tract is identified in the Deed to Nestler William Bernard, Jr., and Patricia M. Tucker, of record in Book 8732, page 557, said Register's Office, the said Ben Bernard having died approximately 40 years ago, survived by his wife, Louise Bernard and 6 children, being the only children born to or adopted by Ben Bernard and/or Louise Bernard, during their respective lifetimes, namely Susie Bernard Werrbach, Charles Frederick Bernard, Eva Augusta Bernard, Bernetta Bernard and Nestler William Bernard, Sr. Louise Bernard died approximately 13 years ago. Susie Bernard Werrbach is now deceased, survived by 4 children, Helen Werrbach, Sue Ann Peffen, Otto Werrbach and Bernard Werrbach. Charles Frederick Bernard died testate, survived by his wife, Trucilla Bernard and by the terms of his Last Will and Testament, he gave, devised and bequeathed all of his property, real, personal or mixed, to his wife, Trucilla Bernard, said Will having been filed for probate on May 1982, in the Probate Court for Davidson County, Tennessee. Eva Augusta Bernard died unmarried and without issue on September 9, 1990. Bernetta Bernard died unmarried and without issue. Nestler William Bernard, Sr. died testate on November 22, 1989, survived by his wife, Bessie Marie Bernard, said Will having been filed for probate on December 4, 1990, in the Chancery Court for Sumner County, Tennessee. Bessie Marie Bernard died testate on February 18, 1992, and by the terms of her Last Will and Testament dated December 15, 1991, and filed for probate on February 27, 1992, in the Chancery Court for Sumner County, Tennessee, she gave, devised and bequeathed all of her estate, real, personal or mixed to her children, Patricia M. Tucker and Nestler William Bernard, Jr., being the only children born to or adopted by her during her lifetime. Therefore, ownership and title to the tracts of land hereinabove described are vested in the following named persons: Helen Werrbach (1/12 undivided interest), Sue Ann Peffen (1/12 undivided interest), Bernard Werrbach (1/12 undivided interest), Otto Werrbach (1/12 undivided interest), Trucilla Bernard (4.12 undivided interest), Patricia M. Tucker (2/12 undivided interest) and Nestler William Bernard, Jr., (2/12 undivided interest), the Grantors herein.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Restrictive covenants contained in instrument of record in Book 9147, page 474, Register's Office for Davidson County, Tennessee.

7519 11/12 0101 03CHECK 143.91



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

RECEIVED OF _____

FOR _____

BOOK 9149 PAGE 527

| | | |
|---|---|---|
| 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 34300.00
CON TX 126.91
PRFEE 1.00
WDEED 16.00
TOTAL 143.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 143.91

11/12/93 01 09:35 0001 7518

84933
IDENTIFICATION REFERENCE

93 NOV 12 AM 9:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 721308