File 12283A File Box 38 (First Title and Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9243 PAGE 195

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RAY B. MCCALL, JR. (NAME)	NEW OWNER (NAME)	Map 153
8455 Russell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 1
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D33710

FOR AND IN 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, WILLIE LEE DAVIS AND WIFE, ROSE M. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY B. MCCALL, JR. AND WIFE, KATHRYN MCCALL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Tract One described in a survey by Howard George R. L. S. 872, 303 Southburn Drive, Hendersonville, Tn., Project No. Da 153-001, dated January 31, 1994, as follows:

Beginning at a point in the center of Poplar Creek, said point is S 84 deg. 39 min. 05 sec. E, 253.46 feet from the center of the bridge on South Harpeth Road over Poplar Creek; thence N 3 deg. 14 min. 26 sec. W 853.65 feet to an iron pin set; thence N 86 deg. 45 min. 34 sec. E 219.76 feet to an iron pin set; thence N 62 deg. 17 min. 32 sec. E 455.00 feet to an iron pin set; thence S 4 deg. 40 min. 34 sec. W 578.49 feet to an iron pin set; thence S 4 deg. 04 min. 18 sec. E passing an iron pin set at 392.03 feet, a total distance of 432.03 feet to a point in the center of Poplar Creek; thence with the center of said creek the next eight calls: S 84 deg 31 min. 08 sec. W 54.31 feet; S 72 deg. 18 min. 23 deg. 91.83 feet; S 63 deg. 51 min. 36 sec. W 107.98 feet; S 43 deg. 39 min. 16 sec. W 64.21 feet; S 61 deg. 38 min. 56 sec. W 71.44 feet; S 71 deg. 39 min. 35 sec. W 52.22 feet; N 61 deg. 29 min. 35 sec. W 123.92 feet; N 47 deg. 06 min. 23 sec. W 22.83 feet; thence, S 69 deg. 59 min. 38 sec. W. 43.20 feet to a P. K. Nail set in the center of South Harpeth Road; thence with the center of said road along a curve to the left 75.00 feet (Delta = 35 deg. 48 min. 36 sec. ; Radius = 120.00 feet; Chord: N 45 deg. 29 min. 35 sec. W. 73.79 feet) to a P. K. Nail set; thence S 87 deg. 03 min. 15 sec. E, 56.66 feet to the point of beginning, containing 12.50 acres, more or less.

Being part of the same property conveyed to Willie Lee Davis and wife, Rose M. Davis by deed from Commerce Union Bank, Executor of the Estate of Blanche McPherson of record in Book 5825, Page 735, and by quitclaim deed from J. W. Laster and wife, Carrie C. Laster of record in Book 9239, page 196, Register's Office for County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and will be paid by the Seller; (2) Easements of record in Book 751, page 382, and (3) Right of way agreement of record in Book 1631, page 203, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 12.50 ACRES South Harpeth Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of February, 19 94

Willie Lee Davis
WILLIE LEE DAVIS

Rose M. Davis
ROSE M. DAVIS

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE LEE DAVIS AND WIFE, ROSE M. DAVIS

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 4th day of February, 1994

My commission expires 11/20/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

15583
IDENTIFICATION REFERENCE

94 FEB -7 AM 11:14
FEE $ _____ REGISTER
DAVIDSON COUNTY, TN.

3189 02/07 0101 03CHECK 194.00

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Kathryn McCall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
WILLIE LEE DAVIS AND WIFE, ROSE M. DAVIS

TO
RAY B. MCCALL, JR. AND WIFE, KATHRYN MCCALL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9243 PAGE 197

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 50000.00	
			CON TX 185.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 194.00	
			CHECK 194.00	
02/07/94	01	11:13 0001	3189	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15583
IDENTIF. ↑ REFERENCE

94 FEB -7 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.753951