18519

IDENTIF. & REFERENCE

MAIL ENV.

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

[illegible] FEB 17 [illegible] 9:09

[illegible] SEND TAX BILL[illegible]
OWNER

ADDRESS NEW OWNER:
Raphael L. Bickler
3445 Pugh Road
Hermitage, TN 37076

BOOK 9251 PAGE 535

MORTGAGEE:

MAP AND PARCEL:
MAP Part of 124
PARCEL 32
4D 21708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eileen M. Bride, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Raphael L. Bickler, 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:

BEING Tracts No. 1 and 3 of the Eileen M. Bride property of record in Deed Book 5250, Page 439, Register's Office for Davidson County, Tennessee, described according to survey by Gary R. Cummings, License No. 36, P.O. Box 291931, Nashville, TN 37229-1931, as follows:

TRACT NO. 1: BEGINNING at an iron rod in the westerly margin of an old lane (farm road in deed), said point being 1,449.97 feet, more or less, north of Pugh Road, the southeast corner of this tract and the northeast corner of Tract No. 2; thence N 86 deg. 41' 26" W along the northerly margin of Tract No. 2 908.38 feet to an iron rod being the southwest corner of this property and the northwest corner of Tract No. 2; thence N 05 deg. 12' 13" E 244.85 feet to an iron rod being the northwest corner of this property and the southwest corner of property belonging to James R. White, et ux, of record in Book 5852, Page 993, Register's Office for Davidson County, Tennessee; thence S 86 deg. 41' 33" E along the southerly margin of James R. White property 907.40 feet to an iron rod in the westerly margin of said old lane being the northeasterly corner of this property and the southeasterly corner of James R. White property; thence S 04 deg. 58' 31" W along said old lane 244.85 feet to the point of beginning, being 5.100 acres, more or less.

TRACT NO. 3: BEGINNING at an iron rod on the westerly margin of old lane (farm road in deed) and being 925.0 feet, more or less, north of Pugh Road, the southeast corner of this property and the northeast corner of property belonging to Robert E. Seaborn, et ux, of record in Deed Book 5083, Page 629, Register's Office for Davidson County, Tennessee; thence leaving said lane and running with the north boundary of the Seaborn tract N 86 deg. 04' 41" W 910.20 feet to an old iron rod 1.55 feet east of an old fence line in the east boundary of a tract of land belonging to Mrs. Jewell Luttrell in Deed Book 3766, Page 48, Register's Office for Davidson County, Tennessee; thence running generally with the fence line of the Luttrell property North 5 deg. 12' 13" E 270.45 feet to an old iron rod at the northwest corner of this property and the southwest corner of Tract No. 2; thence along the southerly margin of Tract No. 2 S 86 deg. 41' 19" E 909.35 feet to an iron rod in the westerly margin of old lane and being the southwesterly corner of Tract No. 2 and the northwesterly corner of this property; thence along said old lane S 04 deg 58' 31" W 280.12 feet to the point of beginning, containing 5.748 acres, more or less.

BEING part of the same property conveyed to Eileen M. Bride by deed from Robert Bass and H. W. McMenaway of record in Book 5250, Page 439, Register's Office for Davidson County, Tennessee.

Grantor further conveys to Grantee all of their right, title and interest in and to that portion of a farm road extending from Pugh Road to the property of Breed which adjoins

the easterly boundary of the herein conveyed property, specifically excluding the rights of others to traverse said road, and do further quitclaim unto Grantee the right to use such portion of said farm road as lies between the southeasterly corner of the above described tract of land and Pugh Road for the purposes of ingress and egress.

This is part of the same description as in previous deed of record.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raphael L. Bickler, their heirs and assigns, forever; and we, Eileen M. Bride 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of February, 1994.

Eileen M. Bride

Eileen M. Bride

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eileen M. Bride the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 5/15/94

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT 2/15/94

Subscribed and sworn to before me this 15th day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 5/15/94

8-00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 9251 PAGE 537

RECEIVED OF _____

FOR _____

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
				AMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
02/17/94	01			09:08 0001 6421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19517

IDENTIFICATION REFERENCE

RECEIVED FEB 17 '94 9:03

REGISTER OF DAVIDSON COUNTY

No. 757333