BOOK 8870 PAGE 536

94445

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Charles R. Pike and Selena W. Pike
5979 ~~5983~~ Cane Ridge Road
Antioch, Tennessee 37013

FEB 22 2 14 PM '93

DAVIDSON COUNTY, TN

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

PICK-UP

MAP AND PARCEL:
MAP 182-00-0
GROUP
PARCEL 150.00

WARRANTY DEED

RE-RECORD BOOK 9345 PAGE 338

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, I, Joe T. McEwen, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Charles R. Pike and wife, Selena W. Pike, 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 Civil District of Davidson County, Tennessee, described according to a survey made by Perry A. Chapelelaine, Jr., dated August 16, 1980, described as follows:

BEGINNING at an iron pin on the west margin of Cane Ridge Road, the Southeast corner of a 3.10 acre tract, then with said margin South 37 degrees 07' 22" East, 25.03 feet to an iron pin, the northeast corner of a 5.00 acre tract; then with the North line of same, being also the South margin of a 25 foot easement across the tract being described, said 25 foot being parallel and north of the line now described; South 55 degrees 37' 07" West, 178.29 feet, South 39 degrees 57' 25" West, 104.30 feet to an iron pin, south 74 degrees 20' 16" West 255.48 feet to an iron pin, North 71 25' 10" West 303.87 feet to an iron pin, North 69 degrees 58' 40" West 209.00 feet to an iron pin; then with the West line of said 5.00 acre tract, South 01 degrees 17' 33" West 436.06 feet to an iron pin in the North line of Book 5039, page 475, said Register's Office; thence with said North line, North 84 degrees 37' 34" West 392.77 feet to an iron pin in a fence, the East line of Book 5115, Page 629; then with same, North 03 degrees 47' 56" East, 526.77 feet to an iron pin; then leaving fence and with the south line of a 3.00 acre tract, South 78 degrees 31' 16" East, 214.78 feet to an iron pin, south 69 degrees 58' 40" East, 384.64 feet to an iron pin, Southwest corner of a 3.10 acre tract; then with the South line of same, South 71 degrees 25' 10" East 295.85 feet to an iron pin, North 74 degrees 20' 16" East, 240.05 feet to an iron pin, North 39 degrees 57' 25" East, 100.00 feet to an iron pin, North 55 degrees 37' 07" East, 180.53 feet to the beginning; containing 5.00 acres, more or less.

BEING the same property conveyed to Joe T. McEwen, Jr., by Quitclaim Deed from Carol Anne McEwen as of record in

Book 6846, page 714 and by instrument of record in Book 5648, page 187, Register's Office for Davidson County, Tennessee.

The said Patsy J. Anderson McEwen joins in this conveyance to convey any and all rights she may have in subject property by virtue of her marriage to Joe T. McEwen, Jr.

This is improved property known as 5979 Cane Ridge Road, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Pike and wife, Selena W. Pike, their heirs and assigns, forever; and I, Joe T. McEwen, Jr., do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 22nd day of February, 1993.

Joe T. McEwen, Jr.

Patsy J. Anderson McEwen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe T. McEwen, Jr.*, the bargainor, 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. *and Patsy J. Anderson McEwen

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of February, 1993.

Herman A Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Charles R. Lee
AFFIANT

Subscribed and sworn to before me this 22nd day of February, 1993.

Herman A. Ruben
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: May 28, 1995

5936 05/16 0101 01CASH 12.00

RE-RECORD BOOK 9345 PAGE 340

50103

IDENTIFICATION/REFERENCE

RE-RECORD

94 MAY 16 AM 8:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5953 02/22 0101 03CHECK 216.50