59129

PICK-UP

THIS INSTRUMENT PREPARED BY
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
1400 Third National Financial Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

BOOK 9373 PAGE 92

94 JUN -8 PM 3:46

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
E.J. BOYSON 3811 Highway 49 East Charlotte, TN 37036	SAME	61-75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is One Hundred Thousand and 00/100 ($100,000.00) Dollars.

AFFIANT

Pamela E. Stockard
NOTARY PUBLIC

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-7-94

For and in consideration of the sum of One Hundred Thousand and 00/100 ($100,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLEN L. ROBERTS and CARL E. TURNER, Co-Trustees ("GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto E.J. BOYSON ("GRANTEE"), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Maple Park Subdivision as of record in Book 6900, Page 407, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an existing concrete highway monument at the intersection of the northerly right-of-way line of Ben Allen Road and the easterly right-of-way line of Ellington Parkway; thence,

1. With the easterly right-of-way line of Ellington Parkway N 9° 55' 42" E, 644.51 feet to an existing concrete highway monument; thence,

2. Continuing with right-of-way N 10° 59' 45" E, 259.30 feet to an existing concrete highway monument; thence,

3. Continuing with right-of-way N 4° 03' 26" E, 143.16 feet to the common corner of Lots 1 and 2 Maple Park Subdivision; thence,

4. With the common line between Lots 1 and 2 N 69° 30' 00" E, 567.11 feet to an iron pin; thence,

5. N 23° 31' 07" E, 211.03 feet to an iron pin in the southerly line of Kenmont Apartments as of record in Plat Book 4460, Page 13, R.O.D.C., Tennessee; thence,

6. With the south line of Kenmont Apartments S 66° 28' 53" E, 279.33 feet to an existing concrete monument; thence,

7. Continuing with Apartments S 31° 00' 33" W, 313.83 feet to an iron pin; thence,

8. Continuing with Apartments S 51° 39' 15" E, 339.34 feet to a fence post, being the northwesterly corner of Elmer I. Kent; thence,

9. With the westerly line of Kent S 28° 00' 57" W, 289.55 feet to a fence post, being the northwesterly corner of H.M. Breeding; thence,

10. With the west line of Breeding S 29° 14' 20" W, 336.68 feet to a fence post, corner in the northerly line of Howard Gehrig; thence,

11. With Gehrig's north line N 52° 17' 02" W, 457.79 feet to a fence post; thence,

12. With the west line of Gehrig S 15° 05' 38" W, 348.18 feet to an existing iron pin, northeasterly corner of Franklin D. Harris; thence,

13. With the north line of Harris N 68° 29' 32" W, 201.56 feet to a fence post; thence,

14. With the west line of Harris S 13° 42' 25" W, 396.54 feet to an iron pin on the northerly right-of-way line of Ben Allen Road; thence,

15. With the northerly right-of-way line of Ben Allen Road N 53° 16' 24" W, 139.68 feet to the point of beginning and containing 18.23 acres.

The above described lot is subject to all easements and conditions as set on recorded plat as of record in Book 6900, Page 407, R.O.D.C., Tennessee.

Being part of the same property conveyed to GLEN L. ROBERTS and CARL E. TURNER, Co-Trustees, by deed from Katai, Inc. of record in Book 7051, page 787, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to taxes for 1994, which have been prorated between the parties and are to be paid by the GRANTEE when the same become due. Taxes for subsequent years must be the responsibility of GRANTEE.

This conveyance is further subject to all easements and conditions as set on the recorded plat as of record in Book 6900, Page 407, Register of Deeds Office for Davidson County, and to those matters described in **EXHIBIT A** attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD the aforesaid unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever.

The GRANTORS covenant with the Grantee that they are lawfully seized and possessed of property in fee simple, have a good and lawful right to convey it, and warrant that it is unencumbered, except as set forth above.

And the GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of June, 1994.

Glen L Roberts
GLEN L. ROBERTS, Co-Trustee

CARL E. TURNER, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLEN L. ROBERTS, Co-Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

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, the within named CARL E. TURNER, Co-Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4989, Page 430, Register's Office for Davidson County, Tennessee

Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5124, Page 587, said Register's Office.

Easement to the State of Tennessee, Department of Transportation, of record in Book 5526, Page 854, said Register's Office.

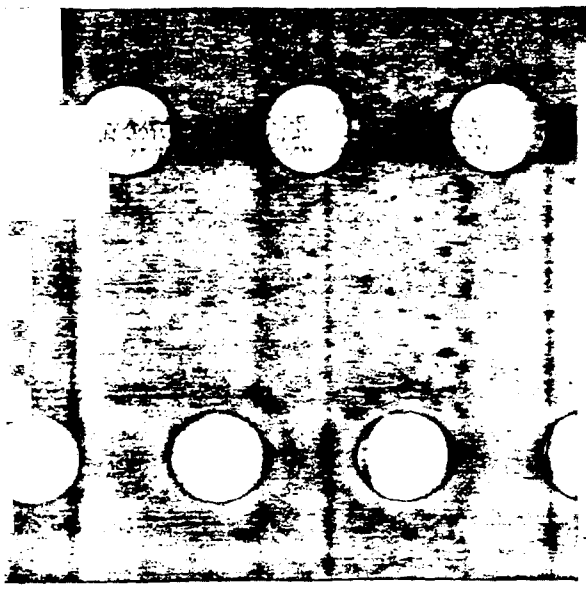
Easement for Water Mains and Appurtenances, of record in Book 6974, Page 989, said Register's Office.

Conveyance of Cross Easements, of record in Book 7337, Page 269, said Register's Office.

Storm Water Detention Agreement, of record in Book 7401, Page 541, said Register's Office.

Ellington Parkway is a controlled access roadway.

4011 06/08 0101 03CHECK 391.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9373 PAGE 97

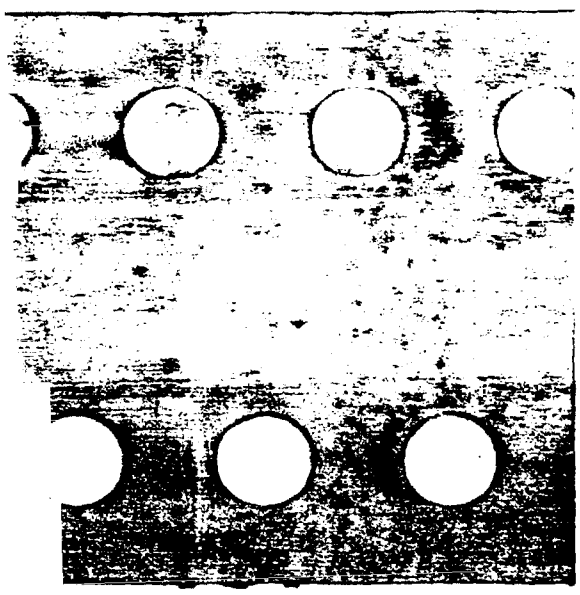
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	391.00
			CHECK	391.00
06/08/94	01	15:47	0001	4011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



59129
IDENTIFICATION REFERENCE

94 JUN -8 PM 3:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800775