72930

BOOK 9412 PAGE 779

IDENTIF. & REFERENCE
MAIL ENV.

94 JUL 20 PM 12:58

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

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

ADDRESS NEW OWNER:

COUNTY LINE ENTERPRISES, INC.
6995 Clarksville Hgwy
Joelton, TN 37080

MAP/PARCEL NUMBER:

DAV. CO. MAP 13, PAR. 12
MAP 13, PAR. 18
MAP 13, PAR. 19
CHEAT CO. MAP 39, PAR. 115.03
MAP 39, PAR. 115.09

SEND TAX BILLS TO:

Same

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

V. T. Hill

AFFIANT

Subscribed and sworn to me, this the 14TH day of APRIL, 1994.

Denise C. Allis

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-9[illegible]

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, I, THOMAS M. BLACK, EXECUTOR UNDER THE WILL OF BEVERLY HOPKINS BELLAR, DECEASED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said COUNTY LINE ENTERPRISES, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in both DAVIDSON AND CHEATHAM Counties, 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 GRANTOR 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 improved property known as Route 3, Box 302, Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors and assigns forever, I covenant

that the Estate of Beverly Hopkins Bellar, deceased, is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind the Estate of Beverly Hopkins Bellar, deceased, to warrant and forever defend the title to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 14TH day of APRIL, 1994.

Thomas M. Black, Executor

THOMAS M. BLACK, EXECUTOR UNDER THE WILL OF BEVERLY HOPKINS BELLAR, DECEASED

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared THOMAS M. BLACK, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself to be Executor under the will of Beverly Hopkins Bellar, deceased, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the estate by himself as such Executor.

WITNESS my hand and official seal, at office, in Madison, Tennessee, this the 14th day of April, 1994.

Denise C. Allis

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

2nd Civil District of Cheatham County, Tennessee, and 1st Councilmanic District of Metropolitan Nashville/Davidson County, Tennessee, more particularly described as follows:

TRACT ONE: Land lying in the Second Civil District of Cheatham County, Tennessee, and the First Councilmanic District of Davidson County, Tennessee, described as follows: Beginning at a point in U.S. Highway 41-A and continuing with center line, S 36 degrees 46' E 180 feet; thence leaving the highway S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24 degrees 20' E to the Davidson-Cheatham County line 343.6'; thence with the County line to Oaks-Smith line, marked by an iron pipe; thence with the property line of Thompson & Oaks & Smith S 88 degrees W 865.6 feet to an angle iron set at the Southwest Corner of the tract being described; thence along the western boundary 1140.4 feet to an iron rod set in a fence in the South margin of Hicks Road; thence with Hicks Road along a fence N 88 degrees 54' E 163.7 feet to an iron pipe set in the West property line of Felts; thence with Felts S 45 degrees 07' E 150.0 feet to an iron rod; thence with Felts S 20 degrees 05' W 356.6 feet to an iron rod; thence continuing with Felts S 26 degrees 02' E 545.1 feet to an angle iron, the SW corner of Felts; thence N 57 degrees 47' E passing an iron pipe at 809.13' set in the West right of way of U.S. 41-A, in all 864.3' to a point in the center line of U.S. 41-A, the point of beginning. This tract contains 10.9 acres, more or less.

TRACT TWO: Land in the 2nd District of Cheatham County, Tennessee, beginning at a point in the center of U.S. Highway 41-A, 180 feet southeast of the Felts Land go S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream S 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24 degrees 28' E to the Davidson-Cheatham line 343.6 feet; thence with said County line in a northeasterly direction to the point of beginning. The entire area believed to be in Cheatham County, and is improved by a modular unit set on concrete block and being a fixed improvement of the said tract. Said tract contains approximately 1.2 acres.

TRACT THREE: Land in Metropolitan Nashville/Davidson County, Tennessee, being in the 1st Metropolitan Councilmanic District of said County, beginning at a point in the center of U.S. Highway 41-A, a common corner with the Oaks-Smith property. Thence with Oaks-Smith north line passing a post in the margin of the said Highway and running with a fence S 88 degrees W to the Davidson-Cheatham County line (approximately 575 feet); thence in a northeasterly direction with the said line to a point in the center of U.S. Highway 41-A; thence with the center line of said Highway 560.3 feet to the point of beginning.

THE SAID THREE TRACTS being the same property conveyed to Beverly J. Hopkins, a single person, by Warranty Deed from Gary Wayne Edge and wife, Diane Edge, of record in Book 7536, page 803, Register's Office for Davidson County, Tennessee, and of record in Book 269, page 279, Register's Office for Cheatham County, Tennessee, the said Beverly J. Hopkins having subsequently married R.T. Bellar. Beverly Hopkins Bellar died testate July 20, 1993. By her Last Will and Testament admitted to probate in solemn form by the Probate Court of Davidson County, Tennessee on April 12, 1994, Docket No. 99577, the executor under said will is authorized to sell and convey real property on behalf of the decedent's estate. Further, by order of the Probate Court of Davidson County, Tennessee, of record in Book ____, page _____, said Register's Office, the executor, Thomas M. Black, is expressly authorized to sell and convey the specific property herein conveyed for the consideration shown.

As adjudicated by the Chancery Court for Cheatham County, Tennessee, in the case of Beverly Jean Hopkins vs. A. Paul Ford, Cheatham County Building Commissioner, and Cheatham County, a Public Corporation, Docket No. 4408, the following described parcel of property included in the property hereby conveyed was being used for the operation of an automobile dismantling and recycling and parts sale business at the time of the adoption of The Zoning Ordinance of Cheatham County, Tennessee on June 25, 1973, and the said use constitutes a nonconforming use as allowed by Article IV of the said Ordinance, the

said following described parcel being referred to hereinafter as "the nonconforming parcel":

Land in the Second Civil District of Cheatham County particularly described by metes and bounds as follows:

BEGINNING at an iron pipe on the western margin of U.S. Hwy. 41A, said pipe being the most northerly corner of the herein described tract; thence with said right-of-way S 36 degrees 46' 00" E., 129.02 feet to an iron pipe set at the intersection of said right-of-way and the Cheatham Davidson County Line (as located by Tennessee State Highway Drawing No. "DAVIDSON 517B 1947 26");a thence with said County line S. 20 degrees 00' 00" W., 516.97 feet to an iron pin in Dillon's north line; thence with said Dillon line S. 87 degrees 10' 06" W., 261.17 feet to an iron pin, said pin being the most southwesterly corner of herein described tract; thence N. 26 degrees 06' 44" W., 210.83 feet to an iron pin; thence N. 16 degrees 41' 33" E., 163.79 feet to an iron pin; thence N. 57 degrees 47; 30" E., 480.04 feet to the point of beginning, containing 4.41 acres more or less.

THE ABOVE-DESCRIBED PROPERTY is conveyed together with all right, title and interest in and to a 1973 Midway Trailer (24X50) which trailer is situated on said property.

EXHIBIT 'B'

1. *Real property taxes for 1994 and all future years.*

2. *Water line easement of record in Book 164, page 281, Register's Office for Cheatham County, Tennessee.*

3. *Right-of-way easements as recited in Deed of record in Book 197, page 583, Register's Office for Cheatham County, Tennessee.*

4. *Final Decree as to nonconforming use of property, of record in Book 347, page 276, Register's Office for Cheatham County, Tennessee.*

5. *Order adopting Survey, of record in Book 347, page 280, Register's Office for Cheatham County, Tennessee.*

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this
Instrument was received at 9:30 o'clock
A m., on 7-12, 1994; entered in
Note Book D Page 295 entered in
Book No 332, Page 76
Amounts paid under receipt No. 11881
STATE TAX: DEED $ 296.00
STATE TAX; MTCS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 16.00
TOTAL $ 313.00
Dot Dowlen REGISTER

3937 07/20 0101 03CHECK 16.00

WHEN REVENUE IS PAID BY CHECK, THIS RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

OFFICIAL RECEIPT BOOK 9412 PAGE 783 **Nº 11881**

Dorothy Dowlen

REGISTER OF CHEATHAM COUNTY, TENNESSEE

RECEIVED OF Stewart & Black

For Deed

Ashland City, Tenn., 7-12, 1994

Conveyance Item S (a)	Mortgage Item S (b)
Greater of Consideration or Value $ 80,000 00	$

From Thomas W. Black, Executor

To County Line Enterprises

Notebook Reference Q p 245

Deputy

Recording Fees:

Warranty Deed $ 16.00

Trust Deed $

U. C. C. $

Miscellaneous $

State Tax:

Conveyance—Item S (a) $ 296.00

Mortgage—Item S (b) $

Register's Fee $ 1.00

Other Revenue:

$

TOTAL $ 313.00

Dor Dowlen

Register.



