Civil 43

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1997

Notary Public

MY COMMISSION EXPIRES: ~~July 27, 1998~~ 7/27/98

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Owen (NAME) | Third National Bank in Nashville (NAME) | 074-13 |
| 2010 Stone River Road (ADDRESS) | 201 Fourth Avenue North (ADDRESS) | 003.00 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 03DZ70350 |

FOR AND 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, WE, Linda G. Dragotto and husband, Philip S. Dragotto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Owen and wife, Kathy D. Owen

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 a tract of land in the 15th Councilmanic District, formerly the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod located on the easterly line of a 20 foot road easement of record in Book 1878, pages 164-165, said iron rod being the northwesterly corner of the herein described property; thence North 73 degrees 52 minutes 44 seconds East, 112.15 feet to a point on the westerly bank of the Cumberland River; thence along said river bank South 47 degrees 43 minutes 39 seconds East; 158.00 feet to a point; thence along said river bank South 56 degrees 49 minutes 42 seconds East, 119.30 feet to a point, said point being the southeastern corner of the herein described property and being the northeasterly corner of the property of the Metropolitan Government of record in Book 4454, page 233, said Register's Office; thence leaving the river bank, South 47 degrees 05 minutes 49 seconds West, 30.32 feet to a witness iron pin; thence with the same line, South 47 degrees 05 minutes 49 seconds West, 206.68 feet to an iron pipe, being the southwestern corner of the herein described property; thence North 33 degrees 43 minutes 28 seconds West, 193.02 feet to an iron rod, said rod being on the easterly line of the previously mentioned 20 foot road easement of record in Book 1878, pages 164-165, said Register's Office; thence with said easement line North 17 degrees 12 minutes 30 seconds West, 147.83 feet to an iron rod, being the point of beginning, said property containing 1.229 acres, more or less.

Being the same property conveyed to Linda G. Dragotto by deed from Robert H. Glass and wife, Frances T. Glass of record in Book 8420, page 959, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2010 Stone River Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of 19

Linda G. Dragotto by Philip S. Dragotto Attorney in Fact
Linda G. Dragotto

Philip S. Dragotto
Philip S. Dragotto

BOOK 9451 PAGE 98

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 Philip S. Dragotto

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 Brentwood, Tennessee, this 29th day of August, 1994.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

3523 08/31 0101 03CHECK 582.50

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 29th day of August, 1994, personally appeared before me, _____ Philip S. Dragotto, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" of LINDA G. Dragotto and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of August, 1994.

My commission expires 7-27-96

Notary Public

Continuation of legal:

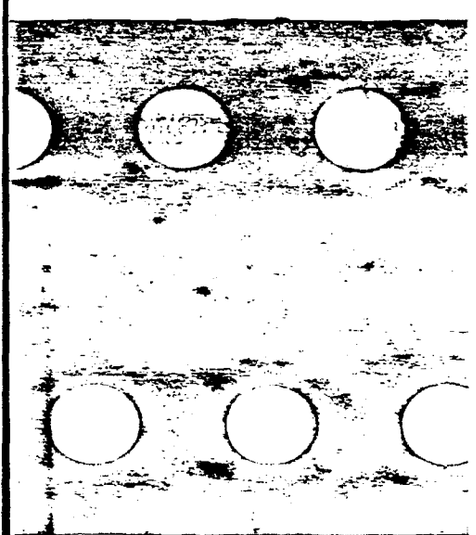
This conveyance is subject to any and all existing easements ofrecord.

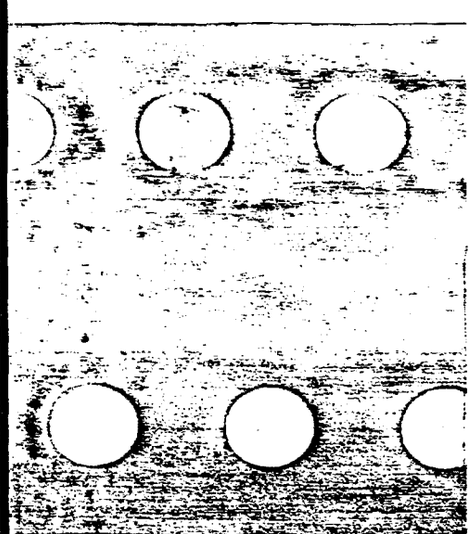
86346

IDENTIF. & REFERENCE

94 AUG 31 AM 8:56

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





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9451 PAGE 99

| | | |
|---|---|---|
| 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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/15/94 08:45:5 0001 3523

86346
IDENTIF. ↑ REFERENCE

94 AUG 31 AM 8:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 829910