89233

BOOK 9460 PAGE 222

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

94 SEP -9 AM 8:46

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

[illegible] 0101 03CHECK 182.90

WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Richard W. Lanius, et ux<br>106 Jones Lane<br>Goodlettsville, TN 37072 | Same as New Owner | P/O Map 25<br>Parcel 66<br>Field Book GO 18001 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CAROL H. HINKLE a/k/a VIRGINIA CAROL HINKLE, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RICHARD W. LANIUS and wife, SHEELA NAN LANIUS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 2: A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being a part of Parcel 66 on Tax Map 25 and also being a part of Lot No. 2 on Map of J. H. Cartwright Lands as of record in Minute Book "J", pages 528 and 529 of the County Court, Davidson County, and being more particularly described according to survey by Ragan-Smith Associates, Inc., dated July 25, 1994, as follows:

BEGINNING at an existing iron pin on the northerly right of way line of Old Dickerson Road at the common corner of Parcel 67 and Parcel 66 and being the southwesterly corner of the herein described Tract No. 2; thence, with the easterly line of Parcel 67, owned by Thomas S. Jackson, by deed Book 3949, page 168, R.O.D.C., Tennessee, N 14° 28' 16" W 274.51 feet to a P.K. nail set in concrete post base; thence continuing with same, N 32° 01' 46" W 1114.65 feet to an existing concrete monument in the southerly line of Parcel 60, Tax Map 25, owned by C. H. Ellis as of record in Book 972, page 272, R.O.D.C., Tennessee; thence with the south line of Ellis, S 88° 18' 24" E, 128.33 feet to an existing concrete monument at the southwesterly corner of Lot No. 3 of Cherry Tree, plat as of record in Book 5200, page 78, R.O.D.C., Tennessee; thence, with the southwesterly line of Cherry Tree, S 50° 32' 52" E 400.00 feet to an iron pin set at the common corner of Tracts 1 and 3; thence, with common line between Tracts 1 and 2, S 39° 27' 08" W 125.00 feet to an iron pin set; thence, S 34° 45' 06" E 988.25 feet to an iron pin set on the northerly right of way line of Old Dickerson Road; thence with the northerly right of way line of Old Dickerson Road, S 80° 22' 21" W 265.00 feet to the point of beginning and containing 219,071 square feet or 5.029 acres.

BEING a part of the same property conveyed to Frank G. Hall, individually and/or DBA Empire Service Company, a proprietorship solely owned and operated by Frank G. Hall by deeds of record in Book 2639, page 607 and in Book 2499, page 605, Register's Office for Davidson County, Tennessee. Frank G. Hall died intestate on September 30, 1962, survived by his widow, Sadie Mai Hall, and his daughter, Carol H. Hinkle, the only child born to or adopted by Frank G. Hall during his lifetime. The Estate of Frank G. Hall was probated on October 16, 1962, in the Probate Court for Davidson County, TN, in the matter of ***In Re: Estate of Frances Graves Hall, deceased,*** Rule No. 44030, wherein Sadie Mai Hall was appointed Executrix. The said estate was closed on January 23, 1964, at which time title to the said property became vested in Sadie Mai Hall, in fee simple. Sadie Mai Hall died testate on November 27, 1969, and by the terms and provisions of her Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of ***In Re: Estate of Sadie Mai Hall, deceased,*** Rule No. 54000, the said property became vested in Virginia Carol Hinkle, the only child born to or adopted by Sadie Mai Hall during her lifetime and her only heir at law. The Final Accounting of said estate being filed October 14, 1970. Virginia Carol Hinkle and Carol H. Hinkle is one and the same person. Carol H. Hinkle represents and warrants that the estates of Frank G. Hall and Sadie Mai Hall are closed and that all debts or obligations owing by Frank G. Hall and Sadie Mai Hall, during their respective lifetimes or by reason of their respective deaths. Carol H. Hinkle further represents that Empire Service Company was a proprietorship solely owned and operated by Frank G. Hall and that no other persons, corporations or other entities have any interest in the above described property.

The foregoing description was prepared from a survey dated July 25, 1994, by Roger H. Fuqua of Ragan-Smith Associates, Registered Land Surveyor, No. 502.

This is property located on Old Dickerson Road, Goodlettsville, TN 37072.

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 I, the GRANTOR, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as shown on the Plan of record in Minute Book "J", pages 528 and 529, said Register's Office.

3. Subject to the revised boundary lines and other matters as shown on the Right of Way Dedication and Abandonment of Old Dickerson Road according to the plans and drawings of record in Book 5200, page 343, said Register's Office.

And I, the GRANTOR, 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.

Joinder of Spouse: JOSEPH W. HINKLE, husband of CAROL H. HINKLE a/k/a VIRGINIA CAROL HINKLE, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 8th day of September, 1994.

"GRANTORS"

Carol H. Hinkle
CAROL H. HINKLE
a/k/a VIRGINIA CAROL HINKLE

JOSEPH W. HINKLE

"GRANTEES"

Richard W. Lanius
RICHARD W. LANIUS

Sheela Nan Lanius
SHEELA NAN LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL H. HINKLE a/k/a VIRGINIA CAROL HINKLE, JOSEPH W. HINKLE, RICHARD W. LANIUS and SHEELA NAN LANIUS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of September, 1994.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

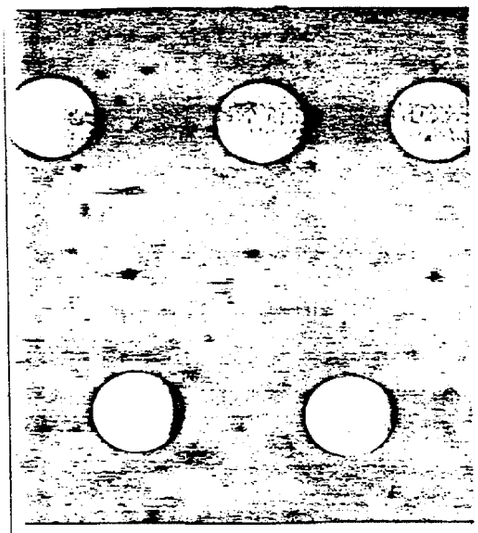
The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

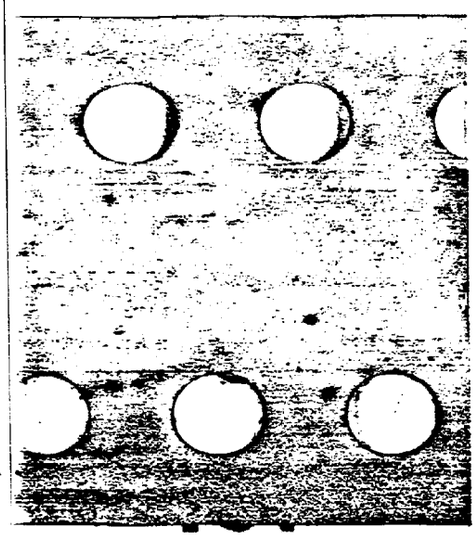
Carol H. Hinkle
Affiant

Sworn to and subscribed before me on this the 8th day of September, 1994.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/6/97





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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 224

| | | |
|---|---|---|
| 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 47000.00 |
| | | | | CON TX 173.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 182.90 |
| | | | | CHECK 182.90 |
| | | | 09/09/94 01 | 08:45 0001 6624 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

89233
IDENTIF. # REFERENCE

94 SEP -9 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 832975