BOOK 9494 PG 635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 4/23/98
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Carman, Sr. (NAME)	SAME (NAME)	MAP 168
P. O. Box 681357 (ADDRESS)	(ADDRESS)	PARCEL 159
Franklin, TN 37068-1357 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Elmer Gene Howell and wife, Brenda D. Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Carman, Sr. and wife, Barbara D. Carman

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 shown on Property Map, 168, Assessor's Office of Davidson County, Tennessee, identified as Parcel 159 and bounded in general by Hester Beasley Road on the South, C. K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows:

Beginning at an iron pin on the north margin of Hester Beasley Road on the east side of a drainage ditch, C. K. Gowda et al., corner (reference deed 5396, page 450, RODC) thence with Gowda's line and the east side of the ditch, North 16 deg. 41 min. 26 sec. West, 217.50 feet to an iron pin, North 22 deg. 45 min. 39 sec. East, 107.00 feet to an iron pin, North 11 deg. 45 min. 39 sec. East, 178.00 feet to a concrete Breeko block, thence crossing said ditch North 35 deg. 05 min. 53 sec. East, 133.86 feet to a concrete Breeko Block, thence crossing said ditch and with Gowda's south line South 68 deg. 55 min. 34 sec. East, 117.17 feet to a concrete Breeko block at an iron stake, thence South 59 deg. 55 min. 34 sec. East, 155.00 feet to an iron pin, thence South 74 deg. 22 min. 12 sec. East, 212.59 feet to an iron pin, thence South 80 deg. 39 min. 17 sec. East, 463.00 feet to a 24" marked Black Oak, thence South 77 deg. 37 min. 30 sec. East 156.86 feet to a 24" marked Beech in Mary Johnson's west line (reference deed 5964, page 669, RODC) thence with Johnson's west line South 28 deg. 45 min. 22 sec. West, 102.00 feet to an iron pin, thence South 48 deg. 38 min. 06 sec. West, 156.53 feet to an iron pin, thence South 42 deg. 23 min. 30 sec. West 74.98 feet to a 06" Sugar Maple, thence South 38 deg. 02 min. 40 sec. West, 95.00 feet to a 20" Hickory tree, thence South 32 deg. 59 min. 32 sec. West, 113.20 feet to an iron pin on the north margin of Hester Beasley Road, thence with the said margin and with a curve to the left having the following characteristics: Delta is equal to 54 deg. 26 min. 46 sec.; radius is equal to 782.85 feet; length is equal to 743.91 feet; chord is equal to

CONTINUED

unimproved (X)
This is improved ( ) property, known as 9257 Hester Beasley Road, Kingston Spring, TN 37082
(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 our hand s this 10th day of October 19 94

Elmer Gene Howell

Brenda D. Howell

BOOK 9494 PG 636

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer Gene Howell and wife, Brenda D. Howell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 10th day of October, 19 94.

Commission expires 4/28/98

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_____.

My commission expires _____

Notary Public

CONTINUATION

North 78 deg. 23 min. 13 sec. West 716.24 feet to an iron pin at the base of a cedar tree, thence continuing with said margin South 74 deg. 23 min. 24 sec. West, 115.67 feet to the point of beginning, containing 10.417 acres, more or less, according to a survey by R. L. Chapdelaine dated 9/23/86.

Being the same property conveyed to Elmer Gene Howell and wife, Brenda D. Howell by deed from Hamilton J. Walker and wife, Katheryn E. Walker of record in Book 6999, page 754, Register's Office for Davidson County, Tennessee.

Subject property is unencumbered.

IDENTIF. & REFERENCE 003514

94 OCT 17 AM 10:43

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

8653 10/17 0101 03CHECK

323.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

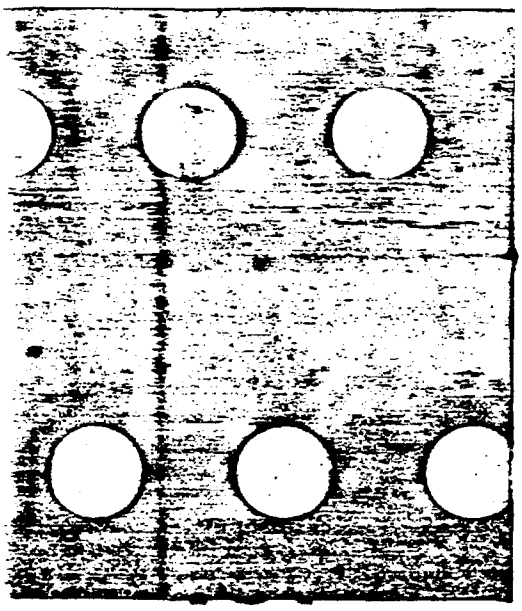
RECEIVED OF _____

FOR _____

BOOK 9494 PG 637

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2 0001 8653

00354
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 10:43

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

No. 844848