BOOK 9501 PG 943 Inst 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF October 19 94
Notary Public
MY COMMISSION EXPIRES: November 20, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON ADAMS	SAME	Map 62
(NAME)	(NAME)	
2507 MIAMI AVENUE		Parcels 68
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		and 69
(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, Joseph E. Redden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AARON ADAMS AND WIFE, CAROLYN ADAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated October 18, 1994, as follows:

TRACT NO. ONE:
Beginning at a point on the easterly bank of The Cumberland River (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T.), said point being at the 396.5 foot contour line, the most southwest corner of this tract, and being located along the bank of said River from a point, a corner to Forrest B. Pate, as follows: North 07 deg. 42 min. 29 sec. East 92.85 feet and North 02 deg. 18 min. 26 sec. West 91.79 feet to said beginning point; thence with the 396.5 foot contour line, North 02 deg. 18 min. 26 sec. West 813.02 feet to a point on the bank of the River; thence leaving the River, North 85 deg. 22 min. 58 sec. East passing an iron pin (new) at 60.91 feet and passing the 50-foot access easement, and in all a total of 394.44 feet to a point on the center of a metal culvert and the edge of a pond, said point also being the most southeast corner of a 50-foot access easement; thence crossing the pond, South 42 deg. 32 min. 12 sec. East 347.51 feet to an iron pin (new) by a corner post, a corner to Steven B. Parker, Deed Book 7400, page 152, R.O.D.C.T.; thence with the line of said Parker and then Jackie Lee McCrary and Ronnie Eugene McCrary, South 07 deg. 29 min. 22 sec. East 104.82 feet to an iron pin (new), corner to said McCrary; thence North 82 deg. 36 min. 06 sec. East 116.70 feet to an iron pin (new) by a large corner post, corner to said McCrary; thence with said McCrary for a ways and thence Lloyd E. McCrary for a ways, and then Ronnie C. McCrary, South 06 deg. 21 min. 00 sec. East 643.98 feet to an iron pin (new) by a corner post, a corner to said Ronnie E. McCrary, and in the northerly line of said Forrest B. Pate; thence with said Pate, South 86 deg. 57

CONTINUED

unimproved (XX)
This is improved ( ) property, known as Hidden Acres Drive, Madison, TN 37115
(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 22nd day of October 19 94

Joseph E. Redden
Joseph E. Redden

LEGAL DESCRIPTION CONTINUATION

min. 10 sec. West 187.85 feet to a point; thence North 03 deg. 02 min. 50 sec. West 183.00 feet to a point; thence South 86 deg. 57 min. 10 sec. West 599.52 feet to the point of beginning, containing 13.22 acres, more or less.

TRACT NO. TWO:
Beginning at a point on the easterly bank of The Cumberland River, (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T.), said point being the 396.5 foot contour line, the most southwest corner of this tract and a corner to Forrest B. Pate; thence with said River, North 07 deg. 42 min. 29 sec. East 92.85 feet to a point on the bank of the River; thence North 02 deg. 18 min. 26 sec. West 91.79 feet to a point on the bank of said River; thence leaving the River, South 86 deg. 57 min. 10 sec. West 599.52 feet to a point; thence South 03 deg. 02 min. 50 sec. East 183.00 feet to a point in the line of said Forrest B. Pate; thence with said line, South 86 deg. 57 min. 10 sec. West 618.03 feet to the point of beginning, containing 2.54 acres, more or less.

Being the same property conveyed to Joseph E. Redden by deeds of record in Book 4543, page 46, and Book 4182, page 546, Register's Office, Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Joseph E. Redden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9501 PG 945

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Redden

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 GOODLETTSVILLE, Tennessee, this 22nd day of October, 19 94.

My commission expires November 20, 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 .

My commission expires

Notary Public

1425 10/26 0101 03CHECK 596.12

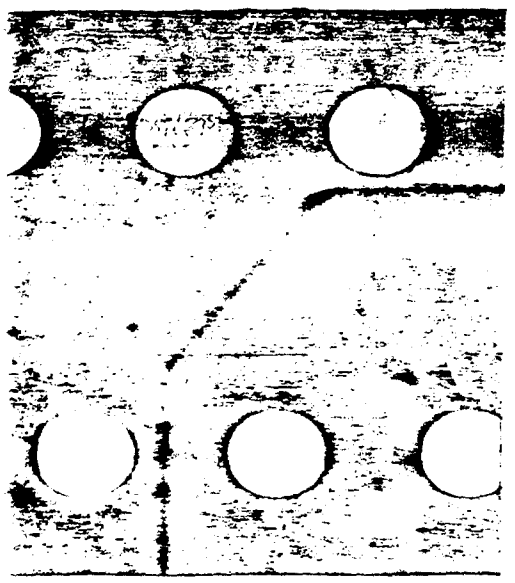
02822

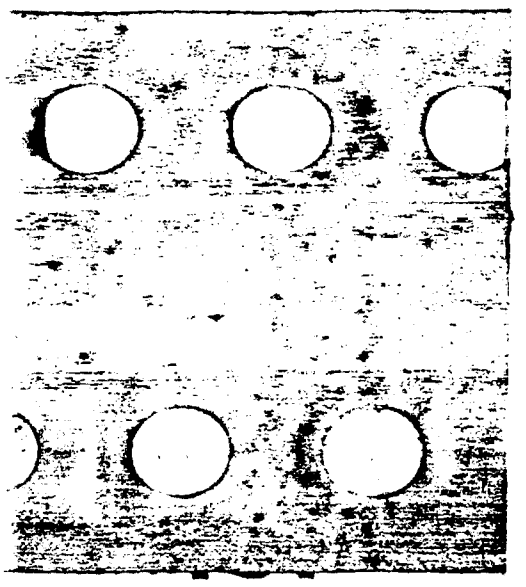
IDENTIF. & REFERENCE

94 OCT 26 AM 9:00

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9501 PG 946

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
157600.00
CON TX 583.12
PRFEE 1.00
WDEED 12.00
TOTAL 596.12
CHECK 596.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02822
IDENTIF. ↑ REFERENCE

94 OCT 26 AM 9:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 847574