BK 9530PG440

WARRANTY DEED

7673 11/29 0101 03CHECK 9.37

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ NONE

X Billy Bowers
Affiant

Sworn to and subscribed before me this 28 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

94 NOV 29 8:31 AM
DAVIDSON COUNTY REGISTER

12286
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:
Earl Shacklett, Jr. and
Billy Bowers
2403 Simmons Ave
Nashville, TN 37211

SEND TAX BILLS TO:
Same.

MAP/PARCEL NUMBER:
Map 70-6 Par. 50
Map 70-10 Par. 6

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip Saindon, Trustee, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Earl Shacklett Jr. and Billy Bowers, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described with reference to surveys by George W. Watkins, Surveyor, dated October 11, 1969, Sept. 1, 1972, and April 20, 1974, as follows:

Beginning at a point in the southerly margin of West Trinity Lane (Young's Lane), in the east boundary line of the property described as Tract No. 2 in the deed from Sadie E. Markle to Fedora Rebecca Markle, of record in Book 2100, page 441, said beginning point being S 20° 30' E a distance of 25 feet from the northeast corner of said Tract No. 2; thence with the east line of Tract No. 2, and continuing with the east boundary lines of Tract No. 3 and Tract No. 1 described in said deed of record in Book 2100, page 441, S 20° 30' E a distance of 1,237 feet, more or less, to the low water mark of the Cumberland River, at the southeast corner of said Tract No. 1; thence with said low water mark of the River, S 55° 22' W a distance of 375.5 feet, more or less, and S 49° 32' W a distance of 328.7 feet, more or less, to the southwest corner of Tract No. 4 described in said deed of record in Book 2100, page 441; thence leaving the River bank, and with the west boundary line of said Tract No. 4, N 20° 30' W a distance of 1,065 feet, more or less, to an iron pin; thence N 69° 30' E a distance of 50 feet to an iron pin; thence N 20° 30' W a distance of 224 feet to a point in a curved line which lies 30 feet south of and runs parallel to, the centerline of said West Trinity Lane; thence eastwardly with said curved line, curving to the right with radius of 1,402.5 feet, a distance of 577.4 feet to a point; thence northwardly, at a right angle, a distance of 5 feet to a point; thence eastwardly with a curved line to the right, having a radius of 1,407.5 feet, a distance of 29 feet to a point; thence N 69° E a

distance of 34 feet to the point of beginning, said beginning point being 25 feet southwardly from the centerline of West Trinity Lane.

Included in the above description, but expressly excluded from this conveyance, is that property described in a certain deed of conveyance of record in Book 8175, page 122, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Phillip Saindon, Trustee, with full power and authority to sell, transfer, convey mortgage, or encumber without the joinder of any beneficiary, by deed from Trinity Lane Development Corporation, a Tennessee Corporation of record in Book 6422, page 343, Register's Office for Davidson County, Tennessee.

Together with the Grantor's interest in an easement for a water supply pipe line, as set out and described in the instrument of record in Book 1300, page 273.

Said property is conveyed subject to a flowage easement as set out in the instrument of record in Book 2157, page 445, and to the lien of taxes for 1984, which have been prorated and assumed by the grantee.

This is ☐ improved ☐ unimproved property known as W. Trinity Lane, Nashville, Tennessee .

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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 I do further covenant and bind myself,my heirs, assigns 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 28 day of November, 1994.

Phillip Saindon Trustee

PHILLIP SAINDON, TRUSTEE

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, Phillip Saindon, Trustee, 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 this 28 day of November, 1994.

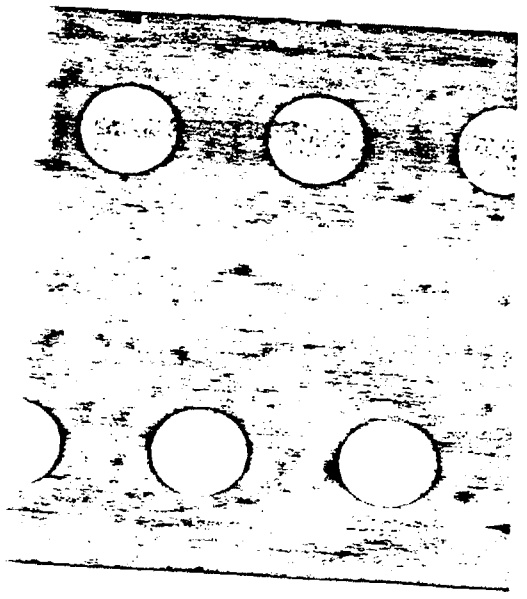
NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Nov. 1994



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

RECEIVED OF _____

FOR _____

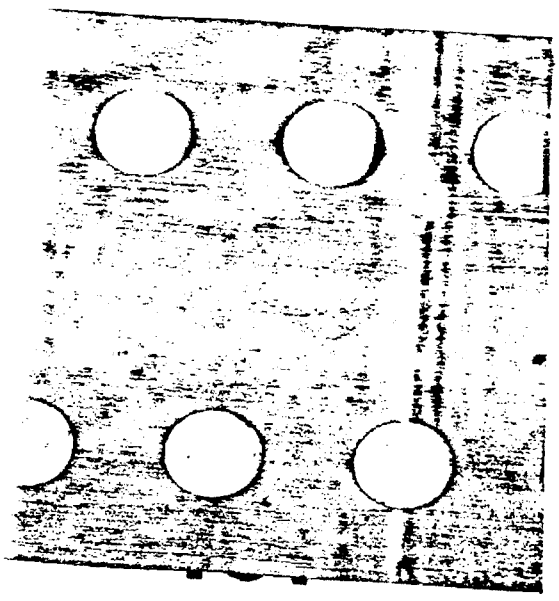
BOOK 9530 PG 442

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	100.00
CON TX	0.37
PRFEE	1.00
WDEED	8.00
TOTAL	9.37
CHECK	9.37

11/29/94 01 08:16 0001 7673



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12286
IDENTIF. ↑ REFERENCE

94 NOV 29 AM 8:
FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 857709