13777

IDENTIFICATION REFERENCE

BOOK 9535 PG 483

ADDRESS NEW OWNERS and SEND TAX BILLS:
STEPHEN NORTH and wife,
JO ANN NORTH

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
63 - 0 - 58
11D - 83000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS W. BATEY and wife, NANCY G. BATEY, CHARLES B. BATEY and wife, MARY LU BATEY, WILLIAM E. BATEY, TRUSTEE, with full power to sell, WILLIAM E. BATEY and wife, BETTYE JOYCE BATEY and BENJAMIN E. BATEY and wife, RUTH GAYLE BATEY, TRUSTEES, with full power to sell, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to STEPHEN NORTH and wife, JO ANN NORTH, as tenants by the entirety, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND located in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the intersection of the easterly right-of-way of Hudson Road (25 feet from the centerline) with the southerly boundary line of property owned by Stephen North et ux, of record in Deed Book 4354, Page 536, in the Register's Office of Davidson County, Tennessee; thence, with said southerly boundary line as follows: South 82 degrees 33 minutes 01 seconds East 2419.47 feet to an iron pin, South 82 degrees 08 minutes 00 seconds East 917.87 feet to an iron pin in the westerly boundary line of the United States of America, Cheatham Lock and Dam Project, Cumberland River, Tennessee; thence, with said westerly boundary line, South 13 degrees 09 minutes 44 seconds East 2242.96 feet to an iron pin; thence, with the northerly boundary line of property owned by Clyde A. Brown, Jr. of record in Deed Book 4966, Page 898 in said Register's Office, North 83 degrees 27 minutes 35 seconds West 86.99 feet to an iron pin at the terminus of Menees Road; thence, with said terminus, North 6 degrees 32 minutes 25 seconds East 25.00 feet to an iron pin at the terminus of the northerly right-of-way (25 feet from the centerline) of Menees Lane; thence, with said northerly right-of-way of Menees Lane, North 83 degrees 27 minutes 35 seconds West 709.18 feet to the beginning of a curve in said right-of-way concave to the north and having a radius of 13,017.10 feet; thence, with said curve, westerly an arc distance of 199.61 feet through a central angle of 0 degrees 52 minutes 43 seconds to the point of tangency; thence, with said right-of-way, North 82 degrees 34 minutes 52 seconds

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West 311.55 feet to the beginning of a curve in said right-of-way concave to the south and having a radius of 10,984.57 feet; thence, with said curve, westerly an arc distance of 200.45 feet through a central angle of 1 degree 02 minutes 44 seconds to the point of tangency; thence, with said right-of-way, North 83 degrees 37 minutes 36 seconds West 429.33 feet to the beginning of a curve in said right-of-way concave to the south and having a radius of 11,467.91 feet; thence, with said curve, westerly an arc distance of 214.94 feet through a central angel of 1 degree 04 minutes 26 seconds to the beginning of a curve in said right-of-way concave to the north and having a radius of 9,337.42 feet; thence, with said curve, westerly an arc distance of 213.90 feet to the point of tangency; thence, with said right-of-way, North 83 degrees 23 minutes 16 seconds West 384.65 feet to the beginning of a curve in said right-of-way concave to the north and having a radius of 1,656.04 feet; thence, with said curve, westerly an arc distance of 287.00 feet through a central angle of 9 degrees 55 minutes 47 seconds to the beginning of a turn-in curve to the said easterly right-of-way of Hudson Road concave to the northeast and having a radius of 25.00 feet; thence with said curve, northwesterly an arc distance of 36.67 feet through a central angle of 84 degrees 02 minutes 16 seconds to the point of tangency; thence with said easterly right-of-way, North 10 degrees 34 minutes 44 seconds east 15.86 feet to the beginning of a curve, in said right-of-way concave to the east and having a radius of 488.67 feet; thence, with said curve, northwesterly an arc distance of 276.90 feet through a central angle of 32 degrees 27 minutes 58 seconds to the point of tangency; thence with said right-of-way, North 21 degrees 53 minutes 14 seconds West 2058.09 feet to the beginning containing 151.72 acres. Said land is described according to a survey dated November 17, 1994, by Joe M. Cummings, RLS No. 1513, P.O. Box 1101, Hendersonville, TN 37075.

The above tract is subject to a flowage easement lying entirely below the 399 foot contour above sea level, situated on the right descending bank of the Cumberland River for the benefit of the United States of America, and being described and recorded as Cheatham Lock and Dam Project, Cumberland River, Tenenssee Tract No. T-2013-E in Deed Book 2243, Page 309 in said Register's Office.

Being the same property conveyed to William E. Batey individually and as Trustee for Betty Joyce Batey, Thomas W. Batey and wife, Nancy G. Batey, Charles B. Batey and wife, Mary Lu Batey, and Benjamin E. Batey and wife, Ruth Gayle Batey, Trustees of the Batey Family Trust by the following deeds of record in Book 5398, Page 738, Book 5561, Page 52, Book 5715, Page 848, Book 7928, Page 939, Book 8376, Page 815 and Book 8381, Page 118, Register's Office for Davidson County, Tennnessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

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THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

PART OF THE CONSIDERATION of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 28 & 30th day of November, 1994.

Thomas W. Batey
THOMAS W. BATEY

Nancy G. Batey
NANCY G. BATEY

Charles B. Batey
CHARLES B. BATEY

Mary Lu Batey
MARY LU BATEY

William E. Batey Trustee
WILLIAM E. BATEY, TRUSTEE

William E. Batey
WILLIAM E. BATEY

Bettye Joyce Batey
BETTYE JOYCE BATEY

Benjamin E. Batey
BENJAMIN E. BATEY, TRUSTEE

Ruth Gayle Batey
RUTH GAYLE BATEY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, THOMAS W. BATEY and wife, NANCY G. BATEY, the within named bargainors 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 in Hendersonville, Tennessee, this 30 day of November, 1994.

Paulette P. Clohan
NOTARY PUBLIC

My Commission Expires:

12-27-94

PAULETTE P. CLOHAN NOTARY PUBLIC SUMNER COUNTY

AM & FERGUSON
ORNEYS AT LAW
ST MAIN STREET
ERSONVILLE, TN
37075
15-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHARLES B. BATEY and wife, MARY LU BATEY, the within named bargainors 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 in Hendersonville, Tennessee, this 30 day of November, 1994.

Lauretta P. Cleckham
NOTARY PUBLIC

My Commission Expires:

12-27-94

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM E. BATEY and wife, BETTYE JOYCE BATEY, the within named bargainors 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 in Hendersonville, Tennessee, this 30 day of November, 1994.

Lauretta P. Cleckham
NOTARY PUBLIC

My Commission Expires:

12-27-94

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM E. BATEY, TRUSTEE, the within named 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 and in the capacity therein stated.

Witness my hand in Hendersonville, Tennessee, this 30 day of November, 1994.

Lauretta P. Cleckham
NOTARY PUBLIC

My Commission Expires:

12-27-94

CLECKHAM & FERGUSON
ATTORNEYS AT LAW
155 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BOOK 9535 PG 487

STATE OF CALIFORNIA

COUNTY OF KERN

Personally appeared before me, the undersigned Notary Public of said county, BENJAMIN E. BATEY and wife, RUTH GAYLE BATEY, TRUSTEES, the within named bargainors 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 and in the capacity therein stated.

Witness my hand at office, this 28th day of November, 1994.

N Smith
NOTARY PUBLIC

My Commission Expires:

_____

N SMITH
COMM. #955286
Notary Public-California
KERN COUNTY
My comm. expires MAR 29,1996

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater for this transfer is $675,000.00.

AFFIANT

Subscribed and sworn to before me, this the 30 day of November, 1994.

Paulette L. Cadham
NOTARY PUBLIC

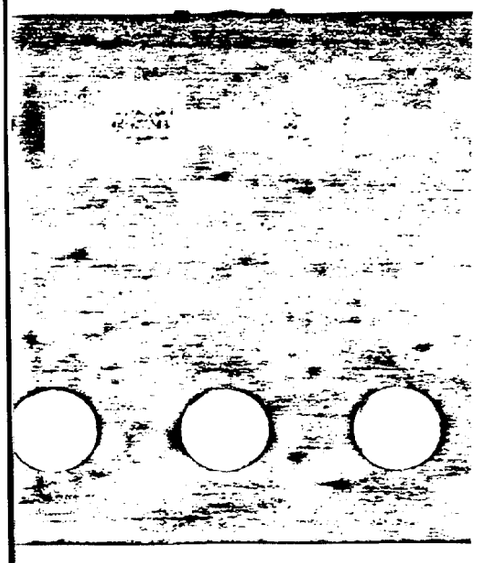
My Commission Expires:

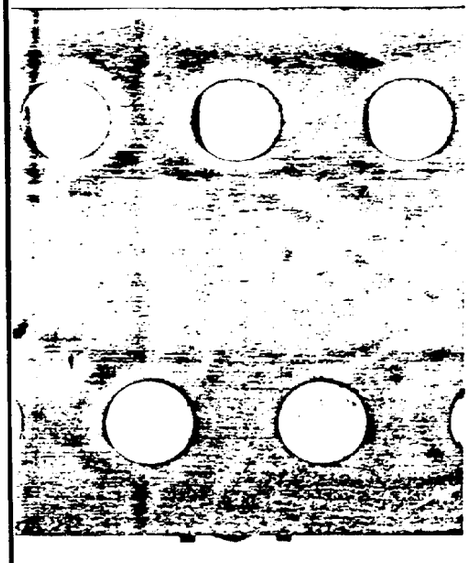
12-27-94

PAULETTE P. CLOHAM NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

9257 12/02 0101 03CHECK 2518.50

DHAM & FERGUSON
ATTORNEYS AT LAW
WEST MAIN STREET
ENDERSONVILLE, TN
37075
615-824-0989





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

RECEIVED OF _____

FOR _____

BOOK 9535 PG 488

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 675000.00
				MOR TX 2497.50
				PRFEE 1.00
				TDEED 20.00
				TOTAL 2518.50
				CHECK 2518.50
12/02/94	01			08:21 0001 9257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13777
IDENTIFICATION REFERENCE

94 DEC -2 AM 8:20
REGISTER
DAVIDSON COUNTY, TN.

No. 859271