9566

BOOK 9566 PG 908

FILE BOX 45

NOTARY PUBLIC AT LARGE
ZANA C PEAY
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 3-25-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc. 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donelson Christian Academy (NAME)	New Owner (NAME)	Map 85-7-0
3151 Stafford Drive (ADDRESS)	(ADDRESS)	Parcel 143
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	3DZ-65110

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, George E. Margrave and wife, Debora L. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donelson Christian Academy

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:

Land lying and being in Davidson County, Tennessee and known as Map 85-7-0, Parcel 143, Field Book No. 3DZ-65110, Danyacrest Drive, and containing .28 acres, more or less, and more particularly described in attached Exhibit A.

BEING the same property conveyed to George E. Margrave by Decree for Redemption of record in Book 8588, Page 242, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310, Book 3075, Page 186, Book 3101, Page 629, Book 3105, Page 578, Book 3134, Page 148, and Book 3163, Page 98, Register's Office for said County.

The said Debora L. Margrave joins in this conveyance to convey any and all marital interest she may have in said property.

23771
IDENTIF. & REFERENCE

95 JAN -9 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved (XX) property, known as Parcel 143, Danyacrest Drive, Nashville, TN 37214
(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 29th day of December 19 94

George E. Margrave

Debora L. Margrave

FILE BOX 4F

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 George E. Margrave and wife, Debora L. Margrave

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 Nashville, Tennessee, this 29th day of December, 19 94.

Commission expires 3/25/95

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

DIANA C. PETTY NOTARY PUBLIC TENN. DAVIDSON COUNTY

WARRANTY DEED

FROM

George E. Margrave
Debora L. Margrave

TO

Donelson Christian Academy

RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

EXHIBIT A

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Hickerson, Engineers, as follows:

FILE FOR

BEGINNING at a concrete monument at the northwest corner of Lot No. 170 on the Plan of Stanford Country Club Estates, Sec. III, as of record in Book 2900, Page 67, Register's Office for said County; thence north 68° 45' west 953.31 feet to an iron pin which is located, south 68° 45' east 98 feet from the low water mark of Stones River; thence along a surveyed base line as follows: south 12° 46' west 500 feet to an iron pin; south 1° 54' east 165 feet to an iron pin; south 13° 07' west 400 feet; south 12° 21' west 330.18 feet to an irn pin which is located south 77° 11' east, 80 feet from the low water mark of Stones River; thence leaving the surveyed base line, south 77° 11' east 740.5 feet to a point in the terminus of Edgemount Drive as shown on the Plan of Stanford Country Club Estates, of record in Book 2900, Page 67, said Register's Office; thence with the boundary of said Subdivision as follows: north 52° 17' east 110.41 feet to a monument; thence north 37° 43' west 143 feet to a monument; thence north 52° 17' east 95 feet to a monument; thence north 39° 18' east 282.45 feet to a monument; north 22° 19' east 84.65 feet; north 27° 30' east 190 feet to a monument north 7° 40' west 65.96 feet to a monument; thence north 64° 34' west 209 feet to a point; north 25° 26' east 182 feet to a point; thence south 64° 34' east 20 feet to a monument in the southern terminus of Danyacrest Drive; thence crossing the terminus of said Drive, north 25° 26' east 50 feet to a monument in the north terminus of said Drive; thence with the north margin of said Drive, south 64° 34' east 70 feet to a monument; thence north 25° 26' east 165 feet to the beginning. BOOK 9566PG910

ALSO to be included is a tract of 2.9 acres which lies between the surveyed base line above called for and the low water mark of the Stones River.

Being the same property conveyed to George E. Margrave by deed from J. Arthur Spann and wife, Lena Locke Spann of record in Book 4586, Page 696, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED TRACTS:

TRACT 1:

BEGINNING at a point in the margin of a cul-de-sac being the common corner line with Vasudeva N. Paniker et ux Kamala Paniker; thence on a radius of 50.0 feet south 102.10 feet; thence N 26° 38' 33" E 270.9 feet; thence N 74° 02' 51" W 322.10 feet; thence N 62° 32' 13" W 322.10 feet to the centerline of existing drain; thence N 42° 54' 07" E 381.68 feet; thence S 59° 51' 26" E 249.78 feet; thence N 71° 33' 54" E 158.11 feet; thence S 36° 21' 15" W 141.64 feet to the point of beginning, according to a Survey by Rocky Montoya, dated August 13, 1976, being Job No. 76-8-18.

Being the same property conveyed to Sudhir Chandra Ghosh and wife, Krishna Ghosh by deed from George E. Margrave and wife, Thelma Jean Margrave of record in Book 5062, Page 335, Register's Office for said County.

TRACT 2:

BEGINNING at a point in the northerly margin of Danyacrest at a point the common corner of Lot 170 on the Plan of Stanford Country Club Estates, of record in Book 2900, Page 67, Register's Office, Davidson County, Tennessee; thence N 63° 21' 09" W 70.0 feet; thence around a cul-de-sac 27.75 feet and 74.25 feet; thence N 36° 21' 15" W 141.64 feet; thence S 71° 53' 54" W 158.11 feet; thence N 59° 51' 26" W 249.78 feet; thence with the centerline of an existing drain S 42° 54' 07" W 381.68 feet; thence N 53° 48' 25" W 52.97 feet to a witness line (N 13° 58' 51" E 500 feet) thence N 76° 01' 09" W 83.0 feet to the margin of Stones River; thence northwardly with said river 514.6 feet; thence S 67° 32' 09" E 98.0 feet and continuing 953.3 feet to a common corner with Lot 170; thence with the common lot line S 26° 38' 51" N 165.0 feet to the point of beginning, according to a Survey by Rocky Montoya dated August 13, 1976, being Job No. 76-8-18.

Being the same property conveyed to Vasudeva N. Paniker and wife Kamala Paniker by deed from George E. Margrave and wife, Thelma Jean Margrave of record in Book 5064, Page 329, Register's Office for said County.

TRACT 3:

FILE BOX 45

BEGINNING at a point in the southerly margin of Danyacrest Drive, being the common corner of Lot 169, Stanford Country Club Estates, Section 3, of record in Book 2900, Page 27, Register's Office, Davidson County, Tennessee; thence with the common line of said lot S 26° 38' 51" W 182.0 feet; thence with the rear line of said lot S 63° 21' 9" E 209.0 feet; thence S 6° 27' 09" E 65.96 feet; thence S 28° 42' 15" W 58.65 feet; thence N 63° 21' 26" W 303.23 feet; thence N 26° 38' 33" E 270.9 feet to the margin of cul-de-sac of Danyacrest Drive; thence around said cul-de-sac 39.27 feet and 27.75 feet to the point of beginning according to a survey by Rocky Montoya dated August 13, 1976, being Jo No. 76-8-18.

Being the same property conveyed to Walter Kommer and wife, Florence Marie Kommer by deed from George Margrave and wife, Thelma Jean Margrave of record in Book 5064, Page 991, Register's Office for said County.

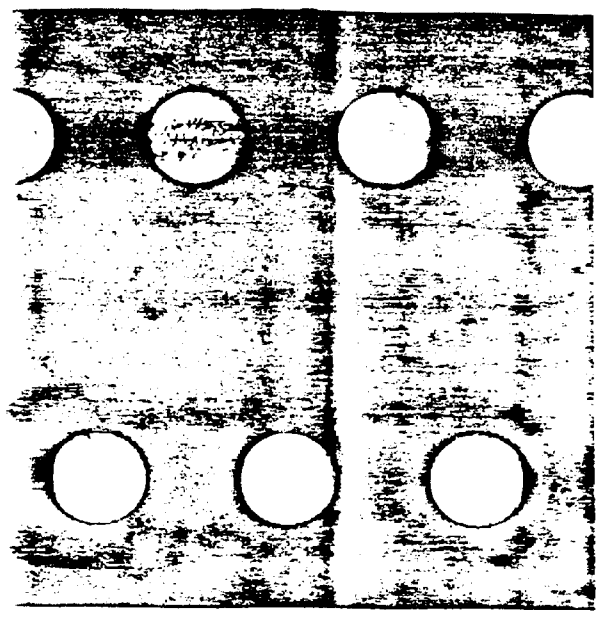
TRACT 4:

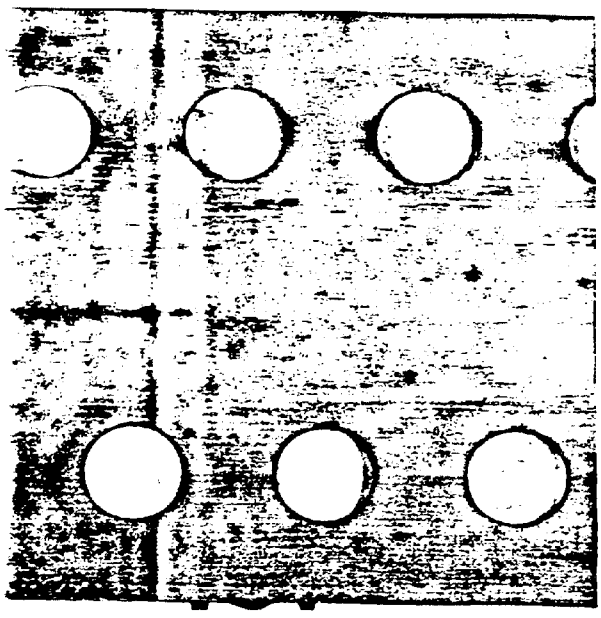
BOOK 9566PG911

BEING Lots Nos. 53 thru 57 and 60 thru 64, on the Plan of Stanford Country Club Estates, Section 5-A, of record in Plat Book 5210, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George E. Margrave by deed from J. Arthur Spann and wife, Lena Lock Spann of record in Book 4586, page 696, Register's Office for said County.

3256 01/09 0101 03CHECK 126.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9566 PG 912

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	29500.00
CON TX	109.15
PRFEE	1.00
WDEED	16.00
TOTAL	126.15
CHECK	126.15

01/09/95 01 10:21 0001 0256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23771
IDENTIF. # REFERENCE

95 JAN -9 AM 10:
REGISTER
DAVIDSON COUNTY, TN

No. 870117