This instrument prepared by: L. Ken Johnson, Atty.
302 Moss Trail Goodlettsville
Tennessee, 37072

BOOK 9667 PG 185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

X James L. Grissom
JAMES L. GRISSOM

Subscribed and sworn to before me this the 5th day of MAY, 1995.

Notary Public

My comm. exp. 4-27-97

ADDRESS NEW OWNER: JAMES L. GRISSOM ET UX
2314 LUSTER ROAD
Goodlettsville, Tn. 37072

SEND TAX BILLS TO: SAME

MAP/PARCEL NO.: P/O 17-67

Mortgagee: None

RE-RECORD BOOK 9684 PG 242

WARRANTY DEED

I, EMMETT H. HARRIS, EXECUTOR OF THE ESTATE OF AMY DALE TALLEY, (94P-1663) under the power and direction of the Will of record in Will Book 194, Page 171, Probate Clerk's Office for Davidson County, Tennessee for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, do transfer and convey unto JAMES L. GRISSOM and wife, WANDA T. GRISSOM, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in the 11th Councilmatic District of Davidson County, Tennessee and described according to a survey by Ray G. Cole Registered Land Surveyor No. 924, dated January 23, 1995, as follows:

Tract 1: Beginning at an iron pin set in the southerly margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being located along the margin of said road, N. 80 deg. 59' 08" W. 200.00 feet from an iron pin set, a corner to Thomas A. Ankenbauer (deed book 6574, page 695); thence, from said beginning point and leaving said road, S. 7 deg. 26' 27" W. 455.53 feet to an iron pin set; thence, N. 65 deg. 45' 32" W. 268.28 feet to an iron pin set in the easterly margin, 25 feet from the center line of Luster Road; thence, with the margin of said Luster Road for the next three calls as follows; thence, with a curve to the left having a radius of 712.17 feet, and arc length of 166.46 feet, and a chord of N. 20 deg. 32' 09" E. 166.09 feet to a point; thence, N. 13 deg. 50' 23" E. 170.65 feet to an iron pin set; thence, with a curve to the right having a radius of 42.12 feet, an arc length of 56.87 feet to an iron pin set in the southerly margin of said Union Hill Road; thence, with said road for the next three calls as follows: S. 88 deg. 47' 51" E. 45.25 feet to a point; thence, S. 87 deg. 30' 14" E. 68.46 feet to a point; thence, S. 80 deg. 59' 08" E. 49.74 feet to the beginning, containing 2.11 acres more or less.

Tract 3: Beginning at an iron pin set in the easterly margin, 25 feet from the center line of Luster Road, the most southwest corner of this tract, and being located along the margin of said road from an iron pin set, a corner to James L. Grissom (deed book 7994, page 348) with a curve to the right having a radius of 749.51 feet, an arc of 432.60 feet, and a chord of N. 32 deg. 51' 10" E. 426.62 feet to said beginning point; thence, from said beginning point and with said Luster Road for the next three calls as follows: thence, with a curve to the right having a radius of 749.51 feet, an arc length of 100.00 feet, and a chord of N. 53 deg. 12' 36" E. 99.93 feet to a point; thence, N. 57 deg. 01' 56" E. 133.61 feet to a point; thence, with a curve to the left having a radius of 712.17 feet, an arc

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2259

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

length of 370.42 feet, and a chord of N. 42 deg. 07' 56" E. 366.25 feet to an iron pin set in the margin of said road; thence, leaving said road, S. 65 deg. 45' 32" E. 268.28 feet to an iron pin set; thence, S. 82 deg. 34' 08" E. 200.00 feet to an iron pin set in the line of Thomas A. Ankenbauer (deed book 6574, page 695); thence, with the line of said Ankenbauer, S. 07 deg. 25' 52" W. 346.01 feet to an iron pin set in the line of Jerald L. Cuffman (deed book 5782, page 252); thence, N. 84 deg. 52' 34" W. 839.37 feet to the beginning, containing 5.54 acres more or less.

Tract 4: Beginning at an iron pin set in the easterly margin, 25 feet from the center line of Luster Road, the most southwest corner of this tract, and being a corner to James L. Grissom (deed book 7994, page 348); thence, with said road and a curve to the right having a radius of 749.51 feet, an arc length of 432.60 feet, and a chord of N. 32 deg. 51' 10" E. 426.62 feet to an iron pin set in the margin of said road; thence, leaving said road, S. 84 deg. 52' 34" E. 839.37 feet to an iron pin set in the line of Jerald L. Cuffman (deed book 5782, page 252); thence, with the line of said Cuffman for the next three calls as follows: S. 07 deg. 25' 52" W. 80.00 feet to an iron pin set; thence, S. 74 deg. 23' 17" W. 732.08 feet to an iron pin set; thence, S. 08 deg. 33' 57" W. 66.00 feet to an iron pin set in the line of said Cuffman, a corner to said James L. Grissom; thence, with said Grissom, N. 82 deg. 21' 03" W. 347.11 feet to the beginning, containing 5.78 acres more or less.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND THE FOLLOWING RESTRICTIONS: (1) NO SINGLE OR DOUBLE WIDE MOBILE OR MODULAR HOMES PERMITTED AND ALL HOUSES MUST CONTAIN A MINIMUM OF 1500 SQUARE FEET OR TWO STOREY HOUSES A MINIMUM OF 2000 SQUARE FEET, EXCLUDING GARAGES, CARPORTS AND BREEZEWAYS (2) NO SWINE OR POULTRY PERMITTED.

Being part of the same property conveyed to R. L. Talley (who died 9-1-66, vesting property in surviving spouse) and wife, Amy Ricketts Talley, who is the same person as Amy Dale Talley who died in 1994 by deed of record in Book 1020, page 27, Register's Office for Davidson County, Tennessee.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JAMES L. GRISSOM and wife, WANDA T. GRISSOM, their heirs and assigns, forever

And I do covenant with the said JAMES L. GRISSOM and wife, WANDA T. GRISSOM, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And, I, EMMETT H. HARRIS, EXECUTOR do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAMES L. GRISSOM and wife, WANDA T. GRISSOM, their heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as SE corner Luster and Union Hill Road, Goodlettsville, Tennessee. 37072

Witness my hand this the 4th day of MAY, 1995.

BOOK 9667 PG 186

PICK-UP

Emmett H Harris
EMMETT H. HARRIS, EXECUTOR
AMY DALE (RICKETTS) TALLEY
ESTATE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

95 MAY -9 AM 9:07

IDENTIF. ↑ REFERENCE

58862

006503

IDENTIF. ↑ REFERENCE

RE-RECORD

95 MAY 30 PM 12:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD BOOK 9684 PG 243

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMETT H. HARRIS, EXECUTOR, AMY DALE TALLEY ESTATE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 4th day of MAY, 1995.

Lewis P. Johnson
Notary Public

LEWIS P. JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My comm. exp. 9-27-97

8880 05/09 0101 03CHECK

5655 05/30 0101 03CHECK

DEED IS RE-RECORDED SO AS TO SHOW PROHIBITION AGAINST SWINE AND POULTRY INADVERTANTLY OVERLOOKED.

L. KENNETH JOHNSON
LAWYER
502 MOSS TRAIL
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859-2288