21-B

BOOK 9746PG129

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

New Owner:	Tax Bills To:	Map/Parcel
Valere Potter Menefee c/o Menefee Crushed Stone Co., Inc. P.O. Box 22387 Nashville, TN 37202	Same	59-00 120 & 121

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand Seven Hundred Sixty and No/100 ($83,760.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Commercial Industrial Real Estate Associates, a Tennessee corporation, Trustee ("Grantor"), has bargained and sold, and does hereby sell, transfer, convey, and confirm unto Valere Potter Menefee, ("Grantee"), her heirs, successors and assigns, certain tracts of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to Grantor by Deed from the Heirs of Wayne Gray, dated July 25, 1995, and recorded July 26, 1995, of record in Book 9740, page 99, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Knight Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever. And Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. 1995 Taxes, a lien, but not yet due or payable.

And Grantor does further covenant and bind its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors

and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand as of this 27th day of July, 1995.

GRANTOR:

COMMERCIAL INDUSTRIAL REAL ESTATE ASSOCIATES, a Tennessee corporation

By: Robert D Pierce V.P.
Its: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforesaid, Robert D. Pierce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/~~herself~~ to be Vice-President of Commercial Industrial Real Estate Associates, a Tennessee corporation, the within named bargainor, and ~~(s)~~he as such Vice-President, being authorized so to do, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as Vice-President.

WITNESS my hand at office in Nashville, Tennessee, this 27th day of July, 1995.

Notary Public

STEVEN KIRKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
Nov. 28, 1998

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $183,760.00

Affiant

Sworn to and subscribed before me this 27th day of July, 1995.

Notary Public

CANDACE L. KENNEDY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: Oct. 4, 1998

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Parcels 120 & 121, on Metro Tax Map 59, and lying on the Easterly side of Knight Drive, in the 12th Civil District of Davidson Co., Tn., described by a "Category One", 1:7500 (unadjusted) ratio of precision survey, dated June 14, 1995, and assigned Job No. 95-0121 by J. Bruce Rainey, of Bruce Rainey & Associates Land Development Consultants, and consisting of one tract of 1.004 ± acres on Knight Drive (Map 59/ Parcel 120/ Field Book# 13DA-25580), and one tract of 7.372 ± acres at 2825 Knight Drive (Map 59/ Parcel 121/ Field Book# 13DA-25570) which tracts are described as follows:

The 1.004± acre tract, begins at the northwesterly corner of the 7.372± acre tract at an iron pin set on the easterly right-of-way line of Knight Drive; thence with a curve to the left with a radius of 664.01 feet, in a generally northerly direction, a distance of 102 feet to an iron pin at the southwesterly corner of a tract of land conveyed to Mary P. W. Swift by deed of record in Book 5579, Page 623, Register's Office for Davidson County, Tennessee and also being approximately 875 feet± south of the southerly right-of-way line of Ewing Drive; thence with the southerly line of the Mary P. W. Swift property of record in Book 5579, Page 623, Register's Office for Davidson County, Tennessee, north 87°57'18" east 435.32 feet to an iron pin in a fence row which is the westerly line of Claymille Station, Phase Two, of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee (said iron pin is also just to the north and east of a 2-foot by 4-foot concrete well house located on this 1.004± acre tract); thence with the westerly line of Claymille Station, Phase Two, of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee; and a fence 72.61 feet to an existing iron pin and continues with said line and said fence south 03°59'27" west 27.38 feet to an iron pin set on said fence line and marking the southeasterly corner of said 1.004± tract; thence leaving the westerly line of Claymille Station, Phase Two, and said fence in a westerly direction south 87°57'18" west 447.10 feet to the point of beginning and containing 1.004± acres (43,738 square feet).

The 7.372± acre tract, begins at an existing iron pin on the easterly margin of Knight Drive at the northwesterly corner of a tract of land conveyed to Valere Potter Menefee, by deed of record in Book 3506, Page 209, Register's Office for Davidson County, Tennessee; thence with the easterly right-of-way line of Knight Drive and a curve to the right with a radius of 707.6 feet, a distance of 159.4 feet to an iron pin on said margin; thence continuing with the easterly margin of Knight Drive north 26°35'41" east 362.58 feet to an iron pin in said margin; thence with a curve to the left with a radius of 664.01 feet, a distance of 159.73 feet to an iron pin at the southwesterly corner of the 1.004± acre tract; thence leaving the right-of-way line of Knight Drive north 87°57'18" east 447.10 feet to an iron pin at the southeast corner of said 1.004± acre tract, marked by an iron pin set in a fence row, the dividing line between the subject property and Claymille Station, Phase Two, as of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee; thence with the westerly line of Claymille Station and said fence row south 04°06'36" west 563 feet to an existing iron pin at a fence corner; thence with the northerly line of the property conveyed to Valere Potter Menefee of record in Book 3506, Page 209, Register's Office for Davidson County, Tennessee and with a fence south 85°14'37" west 675.69 feet to the point of beginning and containing 7.372± acres (321,142 square feet)

The survey, heretofore referred to, shows that the total area (including both tracts) is 8.376 acres ± (364,880 square feet ±; and "Notes" that: (1) "north was based on a previous survey by Bruce Rainey & Associates" known as Job No. 86178; and, (2) it involves parcels 120 and 121 on Property Map 59; and, (3) "according to F.I.R.M. Map #470040 0156B, dated 6-15-82, said property does not lie in a flood hazard area".

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0084266
IDENTIF. ↑ REFERENCE
95 JUL 31 PM 3:46
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

5779 07/31 01:01 CHECK 323.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9746 PG 132

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 83760.00
CON TX 310.06
PRFEE 1.00
WDEED 12.00
TOTAL 323.06
CHECK 323.06

07/31/95 01 15:46 0001 6799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00842666
IDENTIF. & REFERENCE

95 JUL 31 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935844