Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CAROL L. SOLOMAN, d/b/a
SOLOMAN RENTALS
2616 Lickton Pike
Goodlettsville TN 37072
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-15, PARCELS 27, 28, 29

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $184,000.00.

AFFIANT

Subscribed and sworn to me, this the 10th day of NOVEMBER, [illegible]

Notary Public
My commission expires: 9/16/99

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

95 NOV 15 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0123137
IDENTIF. A REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LOYD J. HALE, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CAROL L. SOLOMAN, D/B/A SOLOMAN RENTALS, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 816, 818 AND 820 OLD HICKORY BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

LOYD J. HALE and LOYD HALE are one and the same person.

WITNESS MY HAND this 9th day of NOVEMBER, 1995.

Loyd J. Hale
by Brenda Jo Allison attorney-in-fact
LOYD J. HALE, BY HIS ATTORNEY-IN-FACT,
BRENDA JO ALLISON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON : Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA JO ALLISON, to me known to be the person who executed the foregoing instrument in behalf of LOYD J. HALE and acknowledged that SHE executed the same as the free act and deed of the said LOYD J. HALE, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 9th day of November, 1995.

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/16/99

357.6 11/15 0101 03CHECK 697.30

EXHIBIT 'A'

TRACT NO. 1: Being Lot No. 55 on the unrecorded Plan of Rainbow Terrace Subdivision, Section II, and described as follows:

Beginning at a point in the south margin of Old Hickory Boulevard at the corner of Lots Nos. 54 and 55; thence with the line between said lots, southerly 345 feet to the north line of Lot No. 53; thence with the line between Lots 53 and 55, easterly 110 feet to a corner of Lot 56; thence with the line between Lots Nos. 55 and 56, northerly 345 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same westerly 110 feet to the point of beginning.

Being the same property conveyed to Loyd Hale and wife, Allie E. Hale, by Warranty Deed from Carl F. Beal, Administrator of estate of Mary G. Beal, deceased, and Carl F. Beal, individually, of record in Book 3499, page 439, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being Lot #56 on the Map of an advanced copy of Rainbow Terrace Sub Sec. 11A, as of record in Book 1835, page 85, R.O.F.D.C.T., and described as follows: Beginning at a point in the south margin of Old Hickory Blvd. at the corner of Lots #'s 55 and 56; thence with the line between said lots, southerly 345' to the north line of Lot #53; thence with the line of the same, easterly 110' to the corner of Lots #'s 56 and 57; thence with the line between Lots #'s 56 and 57, northerly 345' to the south margin of Old Hickory Blvd.; thence with the margin of the same westerly 110' to the beginning.

Being the same property conveyed to Loyd J. Hale and wife, Allie E. Hale, by Warranty Deed from Leonard H. Barnes and wife, Ima L. Barnes, of record in Book 2023, page 301, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lot #57 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, page 85, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, at the corner of Lots ' 56 and 57; thence with the line between said lots, southerly 345 feet to a point; thence easterly 111.3 feet to the west margin of a 50-foot unnamed street; thence with the margin of the same, northly 319.1 feet to the beginning of a curve; thence around said curve, northwesterly 40.1 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 85.4 feet to the beginning.

AND a certain tract of land adjacent to the above-captioned parcel which was transferred to Loyd J. Hale and wife, Allie E. Hale from Metropolitan Government of Nashville and Davidson County, Tennessee, by Bill No. B-3965-1971.

INCLUDED IN THE ABOVE-DESCRIBED TRACT NO. 3 BUT EXPRESSLY EXCLUDED FROM THE HEREIN PROPOSED CONVEYANCE is that certain portion of the above-described tract which was conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by Warranty Deed of record in Book 4358, page 809, and re-recorded in Book 4362, page 291, Register's Office for Davidson County, Tennessee, and described as follows:

A triangular Tract or parcel of land in the 10th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 57 on the plan of Rainbow Terrace Section IIA, as of record in Book 1835, page 85, Register's Office for said County.

BEGINNING at a point where the Lot Line between Lot Nos. 53 and 57 intersect the present Westerly margin of Randy Road; thence North 84 deg. 30' West 2.16 feet along said Lot line to a point on the new relocated Westerly margin of Myatt Drive; thence Northerly 40.05 feet along a curve that has a 2321.87 foot radius on the new relocated Westerly margin of Myatt Drive to a point on the present Westerly margin of Randy Road; thence South 5 deg. 30' West 40.0 feet along the present Westerly margin of Randy Road to the point of beginning and containing 43 square feet.

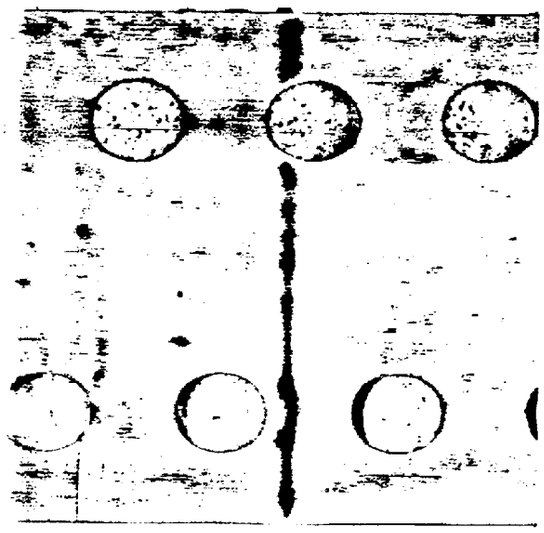
Being a portion of the same property conveyed to Loyd J. Hale and wife, Allie E. Hale, by Warranty Deed from James B. Cochran and wife, Frances C. Cochran, of record in Book 3255, page 421, Register's Office for Davidson County, Tennessee.

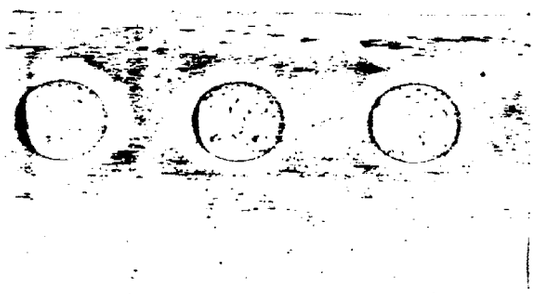
The said Allie E. Hale having since died, all of the property above described is vested by operation of law in her surviving spouse, Loyd J. Hale, the Grantor herein.

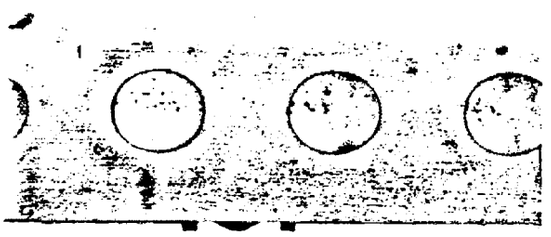
EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 1835, page 85, said Register's Office.







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

RECEIVED OF _____

FOR _____

BOOK 9860 PG 153

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
184000.00
CON TX 680.80
PRFEE 1.00
~~TDEED 15.00~~
~~ETAX 0.0~~
TDEED 16.00-
MDEED 16.00
TOTAL 697.80
CHECK 697.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/95 01 08:35 0001 8546

95 NOV 15 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0123137
IDENTIF. # REFERENCE

No. 977107