0154275

IDENTIF. ↑ REFERENCE

MAIL ENV.

96 FEB 28 AM 9:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Owsley R. Cheek 740 Albar Dr. Nashville, TN 37221	Same	Map 113 Par 87

BOOK 9959 PG 835

For good and valuable consideration, receipt of which is hereby acknowledged, James S. Hamer, Lillian Jones, Elta Davis Madison, William E. Davis, Mary E. Davis Carroll, Daniel E. Jones, Marie Jones Ward, Barbara Jones McKinney, Christine Jones Burden, Mary E. Jones Lee, Roy E. Jones, Barbara Jones Smith, and David A. Jones ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Owsley R. Cheek, ("Grantee"), his successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as in the attached Exhibit A and further described in Exhibit B.

Being the same property conveyed to Ezra Jones and James S. Hamer by deed from Gerald Hemmer and wife, Ann Hemmer, of record in Book 5181, page 316, Register's Office for Davidson County, Tennessee. The said Ezra Jones has since died. Lillian Jones, Elta Davis Madison, William E. Davis, Mary E. Davis Carroll, Daniel E. Jones, Marie Jones Ward, Barbara Jones McKinney, Christine Jones Burden, Mary E. Jones Lee, Roy E. Jones, Barbara Jones Smith, and David A. Jones are the devisees of the Will of Ezra Jones, of record in Will Book 201, page 604, Davidson County, Tennessee, Probate No. 95P-520, Probate Court for Davidson County, Tennessee.

Together with an easement for right of way for ingress and egress across the property of Bobbie S. Lovell Croft and Mary Lovell Crane's tract as set out in Chancery Court decree entered in Minute Book 84, page 374, Chancery Court Clerk for Davidson County, Tennessee, and as recorded in Book 4591, page 162, said Register's Office.

This is improved property known as Route 2, Charlotte Pike, Nashville Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 26th day of February, 1996.

James S. Hamer

Lillian Jones, by J. Greg Hardeman
Attorney in Fact

Elta Davis Madison, by Earl J. Porter, Jr., Attorney in Fact

William E. Davis, by Earl J. Porter Jr., Attorney in Fact

Mary E. Davis Carroll, by Earl J. Porter, Jr., Attorney in Fact

Daniel E. Jones, by Earl J. Porter Jr., Attorney in Fact

Marie Jones Ward, by Earl J. Porter, Jr., Attorney in Fact

Barbara Jones McKinney, by Earl J. Porter, Jr., Attorney in Fact

Christine Jones Burden, by Earl J. Porter, Jr., Attorney in Fact

Mary E. Jones Lee, by Earl J. Porter Jr., Attorney in Fact

Roy E. Jones, by Earl J. Porter Jr., Attorney in Fact

Barbara Jones Smith, by Earl J. Porter, Jr., Attorney in Fact

David A. Jones, by Earl J. Porter, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said county, James S. Hamer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the puporses therein contained.

Witness my hand and seal this 26 day of February, 1996.

My Commission Expires:

7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 1996, before me personally appeared J. Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lillian Jones, as her attorney in fact, and acknowledged that he executed the same as the free act and deed of Lillian Jones.

Witness my hand and seal this 26th day of February, 1996.

My Commission Expires:

November 27 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 1996, before me personally appeared Earl J. Porter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elta Davis Madison, William E. Davis, Mary E. Davis Carroll, Daniel E. Jones, Marie Jones Ward, Barbara Jones McKinney, Christine Jones Burden, Mary E. Jones Lee, Roy E. Jones, Barbara Jones Smith, and David A. Jones, as their attorney in fact and acknowledged that he executed the same as the free act and deed of said Elta Davis Madison, William E. Davis, Mary E. Davis Carroll, Daniel E. Jones, Marie Jones Ward, Barbara Jones McKinney, Christine Jones Burden, Mary E. Jones Lee, Roy E. Jones, Barbara Jones Smith, and David A. Jones.

Witness my hand and seal this 26 day of February, 1996.

Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Audrey K Cheek
Affiant

Subscribed and sworn to before me this 27th day of February 1996.

John Harper
Notary Public

My Commission Expires:
7-26-97

EXHIBIT A

LEGAL DESCRIPTION

According to a survey by C. Michael Moran, Surveyor, dated December 11, 1995:

Being a certain parcel of land located in the 23rd Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows;
Beginning at a 30" Beech tree situated in the northerly boundary line of Tract #7 of Quail Creek Estates as recorded in Book 5200, Page 03 Register's Office for Davidson County, Tenn (RODC,Tn); said tree being S 56°-35'-06" W - 20.00 feet from the common rear corner of said Tract #7 and Tract #6 of said subdivision;
Thence, along the said northerly boundary line of said Tract #7 and generally with an old fence line N 84°-53'-00" W - 365.11 feet to an iron rod;
Thence, S 89°-33'-03" W - 101.15 feet to a steel fence post; said fence post being the most southwest corner of the herein described tract;
Thence, leaving the old fence line and along a long row of steel fence posts (no fence) N 11°-32'-02" E - 679.25 feet to a steel fence post;
Thence, N 84°-24'-05" E - 22.67 feet to an old iron rod at a fence corner;
Thence, with an old fence line N 03°-06'-41" W - 36.23 feet to an old iron rod; said iron rod being the southeast corner of the Eugene Blake property as recorded in Book 8396, Page 757, RODC,Tn;
Thence, leaving the said boundary of Quail Creek Estates and along the easterly boundary line of Blake and generally with an old fence line N 24°-51'-15" W - 126.00 feet to an old iron rod;
Thence, N 04°-42'-38" W - 239.26 feet to an old iron rod;
Thence, N 74°-17'-50" E - 73.37 feet to a 36" Beech tree;
Thence, N 00°-52'-17" W - 633.08 feet to an old rod; said old iron rod being the common property corner of the said Blake property, the State of Tennessee property as recorded in Book 3029, Page 557, RODC,Tn. and the General Capital Land Fund, LP property as recorded in Book 7514, Page 963 RODC,Tn;
Thence, leaving the said Blake property and the State of Tennessee property and along the westerly boundary line (generally with an old fence line) of the General Capital Land Fund, LP property, S 36°-56'05" E - 188.55 feet to a marked tree;
Thence, S 45°-48'-57" E - 62.9 feet to a marked tree;
Thence, S 55°-40'-19" E - 37.5 feet to a marked tree;
Thence, S 47°-30'-36" E - 110.5 feet to a marked tree;
Thence, S 41°-01'-08" E - 51.2 feet to a marked tree;
Thence, S 52°-58'-35" E - 88.4 feet to a marked tree;
Thence, N 87°-54'-26" E - 129.4 feet to a marked tree;
Thence, N 74°-22'-39" E - 73.1 feet to a marked tree
Thence, N 60°-16'-37" E - 38.2 feet to a marked tree;
Thence, N 71°-30'-36" E - 96.6 feet to a marked tree;
Thence, S 73°-24'-46" E - 165.6 feet to a marked tree;
Thence, S 56°-05'-33" E - 203.9 feet to a marked tree;
Thence, S 40°-45'-18" E - 174.1 feet to a marked tree;
Thence, S 36°-54'-59" E - 73.6 feet to a marked tree;
Thence, S 55°-21'-44" E - 49.2 feet to a marked tree;
Thence, S 20°-26'-43" E - 63.8 feet to a marked tree;
Thence, S 04°-01'-46" E - 64.8 feet to a marked tree;
Thence, S 11°-23'-19" E - 83.5 feet to a marked tree;
Thence, S 04°-30'-53" E - 155.4 feet to a marked tree;
Thence, S 11°-05'-04" W - 51.0 feet to a marked tree;
Thence, S 15°-41'-50" W - 83.6 feet to a marked tree;
Thence, S 19°-41'-46" W - 173.6 feet to an old beech tree stump; said stump being the northeast corner of Tract #6 of the aforementioned Quail Creek Estates;
Thence, leaving the said boundary line of General Capital Land Fund, LP, and along the northerly boundary line of Quail Creek Estates S 73°-19'-04" W - 266.4 feet to a marked tree with old fence wire;
Thence, S 67°-08'-53" W - 218.7 feet to a marked tree with old fence wire;
Thence, S 66°-13'-55" W - 167.8 feet to a marked tree with old fence wire;
Thence, S 57°-56'-24" W - 87.6 feet to a marked tree with old fence wire;
Thence, S 56°-35'-06" W - 222.8 feet to the POINT OF BEGINNING.

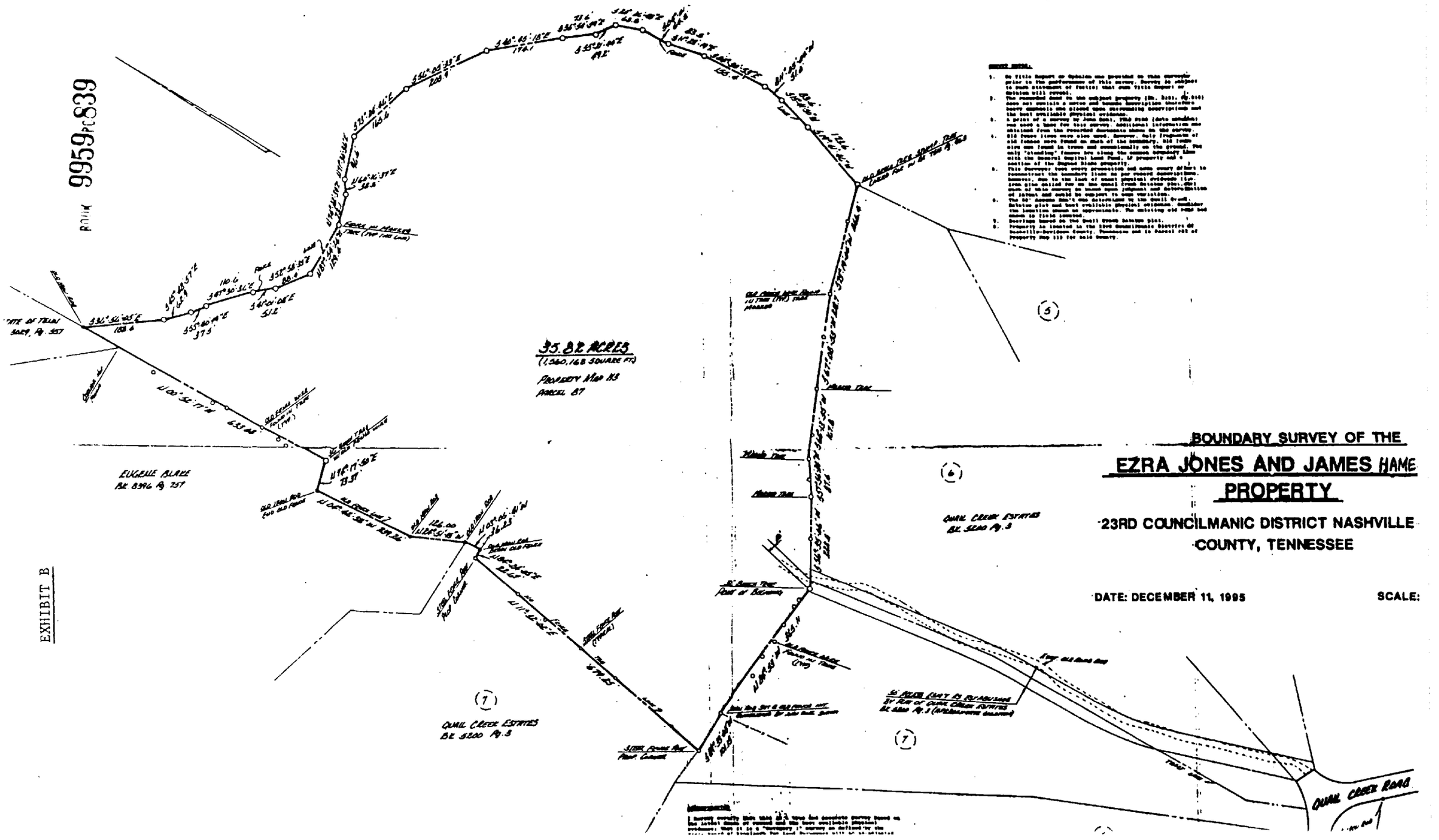
BOOK 9959 PG 838

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

BOOK 9959 PG 839

EXHIBIT B





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9959 PG 840

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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 93000.00
CON TX 344.10
PRFEE 1.00
TDEED 20.00
TOTAL 365.10
CHECK 365.10

02/29/96 01 09:31 0001 2163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154275
IDENTIF. ↑ REFERENCE

96 FEB 28 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010309