9968

9968:422

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Joel B. Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 19 96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel B. Douglas (NAME)	Columbia National, Inc. (NAME)	119-1
2157 Sadler Avenue (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	6DA-15986
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Columbia, MD 210462132 (CITY) (STATE) (ZIP)	

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, Terry Lynn Heath and wife, Regina R. Heath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel B. Douglas and wife, Mary P. Douglas

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Terry Lynn Heath unmarried, by deed from Victory Properties, of record in Book 9561, Page 520, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 332, page 31; Easement of record in Book 8860, page 263; Order of possession of record in Book 8657, page 428; Title to that portion of the premises embraced within the charter right-of-way of the L & N Railroad; all of record in the Register's office for Davidson County, Tennessee.

96 MAR -5 AM 10:58
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0156849
IDENTIF. ← REFERENCE

unimproved ( )
This is improved (X) property, known as 2157 Sadler Avenue, Nashville, TN 37210
(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 February 19 96

Terry Lynn Heath

Regina R. Heath

Terry Lynn Heath

Regina R. Heath

9968

BOOK 9968 PG 423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Lynn Heath and wife, Regina R. Heath

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 Brentwood, Tennessee, this 29th day of February, 19 96.

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Terry Lynn Heath and wife, Regina R. Heath

TO

Joel B. Douglas and wife, Mary P. Douglas

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4895 03/05 0101 03CHECK 183.20

EXHIBIT "A"

BEING part of Lot No. 45, on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northwest corner of Glenrose Avenue, also known as Mill Creek Road, and Sadler Avenue, northeasterly 50 feet to an iron pin; thence leaving the westerly margin of Sadler Avenue, N70°00'W, 100.4 feet to a point in the easterly right-of-way of said Railroad, southwesterly 91.38 feet to the northerly margin of Glenrose Avenue; thence with the northerly margin of Glenrose Avenue, S81°42'E, 124.5 feet to the point of beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government for Nashville/Davidson County, described in the Agreed Final Order of record in Book 8860, Page 269, Register's Office for Davidson County, Tennessee, described as follows:

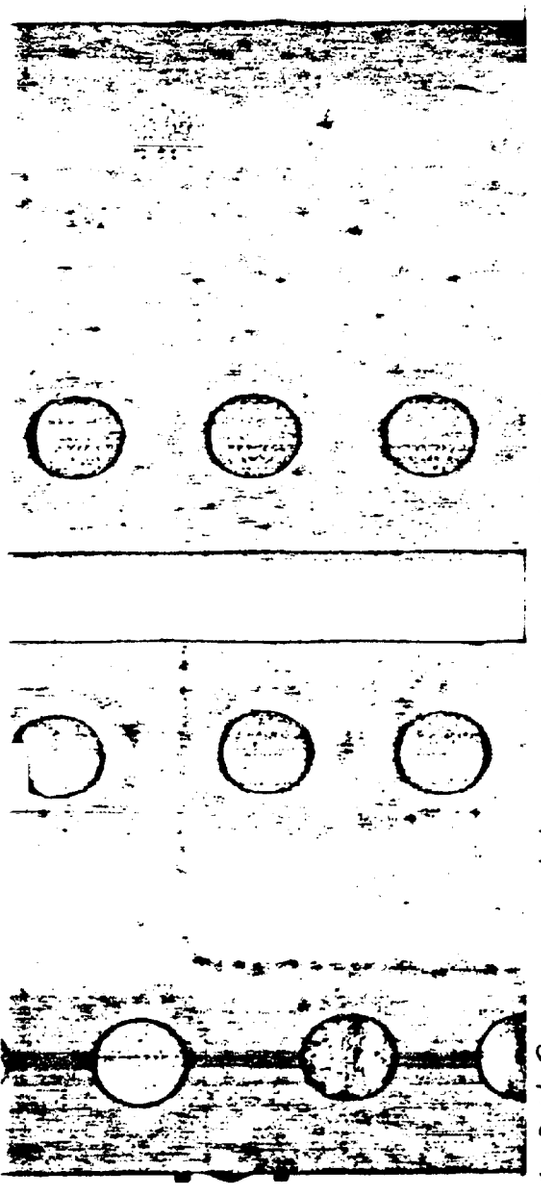
BEING part of Lot 45 on the Plan of Sadler Place of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: BEGINNING at the intersection of the existing northerly right-of-way line of Glenrose Avenue and the existing easterly right-of-way line of CSX Transportation to a point; thence N20°13'20"E, 12.29 feet along the existing easterly right-of-way line of CSX Transportation to a point; thence S89°45'31"E, 103.96 feet to a point of curvature; thence northeasterly in a curve concave to the northwest having a radius of 25 feet a distance of 33.03 feet to a point of tangency on the existing westerly right-of-way line of Sadler Avenue; thence S14°32'31"W, 31.93 feet along the existing westerly right-of-way line of Sadler Avenue to the intersection of the existing westerly right-of-way line of Sadler Avenue and the existing northerly right-of-way line of Glenrose Avenue; thence N89°29'51"W, 124.50 feet along the existing right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.035 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT: BEGINNING at the point of intersection of the existing easterly right-of-way line of CSX Transportation and the proposed right-of-way of Glenrose Avenue; thence N20°13'20"E, 5.32 feet along the existing easterly right-of-way of CSX Transportation to a point; thence S89°45'31"E, 887.14 feet to a point on the proposed right-of-way line of Glenrose Avenue; thence southwesterly in a curve concave to the north having a radius of 25 feet and a distance of 16.09 feet to a point of tangency on the proposed right-of-way line of Glenrose Avenue; thence N89°45'31"W, 103.96 feet along the proposed right-of-way line of Glenrose Avenue to the point of beginning, said easement containing 0.013 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

DRIVEWAY IMPROVEMENT: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway = 10 feet and along width of drive = 20 feet. Said additional temporaty easement containing 0.005 acres, more or less Said temporary construction easement to be abandoned upon completion of construction.

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



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

RECEIVED OF _____

FOR _____

BOOK 9968 PG 425

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 12.00
TOTAL ~~183.20~~
CHECK ~~183.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/96 01 10:59 0001 4895

0156849 ← Identify Reference

No. 1013012