ADDRESS NEW OWNER:

Louis J. Bernard *et al.*
156 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

MAP: 58-14; *PARCEL:* 71; *TRACTS:* 221-A and 222-A

WARRANTY DEED

BOOK 10104 PG 956

FOR AND IN CONSIDERATION of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **LOUIS J. BERNARD and wife, LOIS J. BERNARD**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Tract No. 221-A:
Beginning at an existing iron pin at the common rear corner of Lots 221 and 222, Enchanted Hills, Section II, as of record in Book 4460, page 184; R.O.D.C., Tennessee, thence,

1. With the common line of Lots 221 and 222 Extended, S82 degrees, 36' 47"E, 60.69 feet to an iron pin set in the center of Parcel 71; thence,

2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southeastwardly a distance of 107.34 feet to an iron pin set and having a chord bearing and distance of S2 degrees 16' 01"E, 107.34' feet; thence,

3. S53 degrees, 13' 20"W, 72.18 feet to an existing concrete monument in the easterly line of Lot No. 221; thence,

4. With the easterly line of Lot 221 with a curve to the right (radius 5,789.6 feet) northwestwardly a distance of 158.42 feet to the point of beginning and having a chord bearing and distance of N2 degrees 23' 35"W, 159.414 feet and containing 7,968 square feet.

Tract No. 222-A:
Beginning at an iron pin at the common rear corners of Lots 222 and 223, Enchanted Hills, Section II, as of record in Book 4460, page 184, R.O.D.C., Tennessee; thence,

1. With the common line between Lots 22 and 223 Extended, N83 degrees, 17' 81"E, 60.44 feet to an iron pin set in the center of parcel 71; thence,

2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southeastwardly a distance of 196.87 feet to an iron pin set and having a chord bearing and distance of S00 degrees, 44' 45"E, 196.86 feet; thence,

3. N82 degrees, 36' 47"W, 60.69 feet to an existing iron pin, common corner of Lots 221 and 222; thence,

4. With the easterly line of Lot No. 222 with a curve to the right (radius 5,789.6 feet) northwestwardly a distance of 181.99 feet to the point of beginning and containing 11,359 square feet.

Tract 222-A subject to a 20-foot easement for sanitary sewer.

Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 156 Queens Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out. And GRANTOR further covenants and binds itself and its heirs and representatives to warrant and forever defendnd the title to the said land to the said GRANTEES,eir heirs and assigns against the lawful claims of all persons, whomsoever.

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.

WITNESS my hand this 27 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall H. Logan

Title President

PICK-UP

96 JUN -1 PM 12:40

0198517

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall H. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall H. Ragan, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall H Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27 day of June, 1996.

Bobbie M. Daniels
NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,025.20.

Julian W. Blackshear
AFFIANT

SWORN to and subscribed before me, this 27th day of June, 1996.

Jacqueline Orr Wagner
NOTARY PUBLIC

My commission expires: 3/25/00

THIS INSTRUMENT PREPARED BY:
Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

c:mw:\deeds\WDBernrd

BOOK 10104 PG 959

QUEENS LANE

ENCHANTED HILLS SEC. II
BOOK 4460 PAGE 184 R.O.D.C.

ENCHANTED HILLS SEC 10
BOOK 4460 PAGE 39 R.O.D.C.

220 221 222 223 224 225 226 227 228 229 230

LOUIS J. BERNARD

TRACT NO. 221-A
AREA = 7968 SQ. FT.

C.M.(O) CH: N 27°33'51" W 158.41'
L: 158.42'
R: 5789.67'
72.18'
R: 5729.67'
L: 107.34'
60.69'
S 53°13'20" W
S 82°36'47" E
I.P.(N)
I.P.(W)
CH: S 2°16'01" E 107.34'

PARCEL 71 - TAX MAP 58-14

ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502
5/27/96

BOUNDARY SURVEY TRACT NO. 221-A
TO BE CONVEYED TO LOUIS J. BERNARD
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1" = 100'
MAY 24, 1996
96-005

RAGAN-SMITH ASSOCIATES INC
315 WOODLAND ST
NASHVILLE TENN. 37206

Page 10104 Pg 960

QUEENS LANE

ENCHANTED HILLS SEC. II
BOOK 4460 PAGE 184 R.D.D.C.

ENCHANTED HILLS SEC 10
BOOK 4460 PAGE 39 R.D.D.C.

220 221 222 223 224 225 226 227 228 229 230

GRANVILLE M. QUEENS

TRACT 222-A
I.P.(N) AREA: 11,359 SQ. FT.

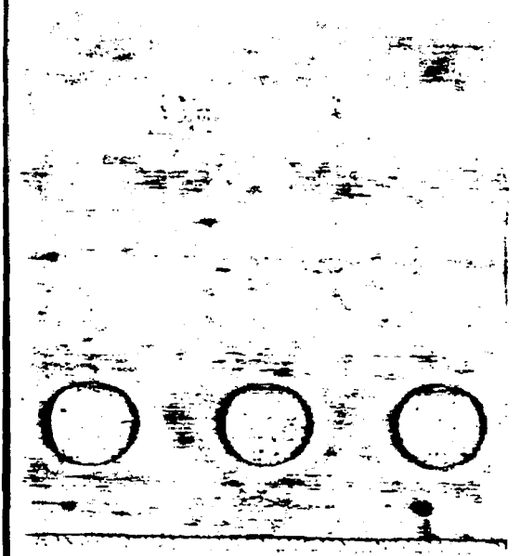
Ch: N00°45'25"W 181.99'
L: 181.99'
R: 5789.65'
R: 5729.65'
L: 196.87'
Ch: S00°44'45"E 196.86'
N82°36'47"W 60.69'
N83°17'18"E 60.44'
I.P.(N)
I.P.(O)
S

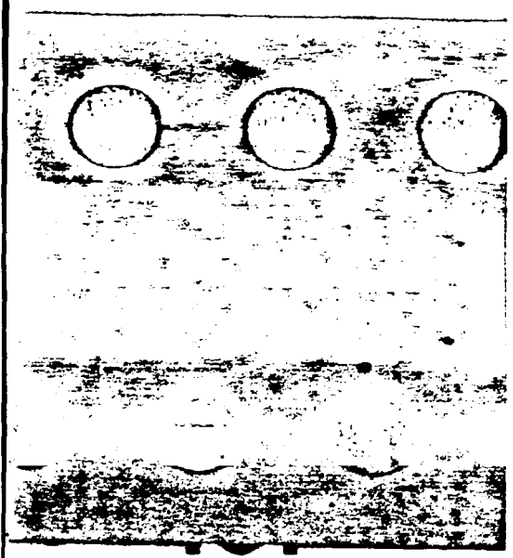
PARCEL 71 TAX MAP 58-14

ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 222-A
TO BE CONVEYED TO ~~GRANVILLE M. QUEENS~~ Louis J. Bernard, et ux
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1" = 100'
MAY 24 1996
76-005

RAGAN-SMITH ASSOCIATES INC.
315 WOODLAND ST.
NASHVILLE TENN. 37206





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 961

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 2025.20
				PRFEE 1.00
				WDEED 20.00
				CON TX 7.50
				TOTAL 28.50
				CHECK 28.50
			07/01/96 01	12:43 0001 9727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198517

IDENTIFICATION REFERENCE

95 JUL -1 PM 12:

REGISTER

DAVIDSON

No. 1057468