ADDRESS NEW OWNER:

Frank Searcy, Jr., *et ux.*
148 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

BOOK 10119 PG 001

MAP: 58-14; *PARCEL:* 71; *TRACT:* 223-A

WARRANTY DEED

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 **FRANK SEARCY, JR. and wife, GLORIA D. SEARCY**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of 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:
>
> Beginning at an existing iron pin at the common rear corner of Lots 223 and 224, 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 223 and 224 Extended, N77 degrees, 31'14"E, 62.11 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) southwestwardly a distance of 171.17 feet to an iron pin set and having a chord bearing and distance of S1 degrees, 05'50"W, 171.164 feet; thence,
>
> 3. S83 degrees, 18'W, 60.44 feet to an iron pin set at the common corner of Lots 222 and 223; thence,
>
> 4. With the easterly line of Lot 223 with a curve to the right (radius 5,789.6 feet) northeastwardly a distance of N00 degrees, 55'15"E, 164.796 feet and containing 10,094 square feet.
>
> 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 148 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 defend the title to the said land to the said GRANTEES, their 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 N Ragan

Title President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall N. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall N. 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 N. Ragan, as such President.

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

Barbara M Daniels

NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 10119 PG 3

The actual consideration for this transfer or value of property (whichever is greater) is $882.13.

AFFIANT

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

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\WDSearcy

0202858
IDENTIF. A REFERENCE

PICK-UP
96 JUL 12 AM 8:29
REGISTER
DAVIDSON COUNTY TN

1-44 07/12 0101 030-ECK 20.27

BOOK 10119 PG 4

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

FRANK SEARCY c/l.

TRACT 223-A
I.P.(o) AREA = 10094 SQ. FT.

I.P.(o)

Ch: N00°55'15"E 164.79'
L: 164.80'
R: 5789.6'

60.44'

S83°17'18"W

I.P.(o)

R: 5729.6'
L: 171.17'
Ch S1°05'40"W 171.164'

62.11'

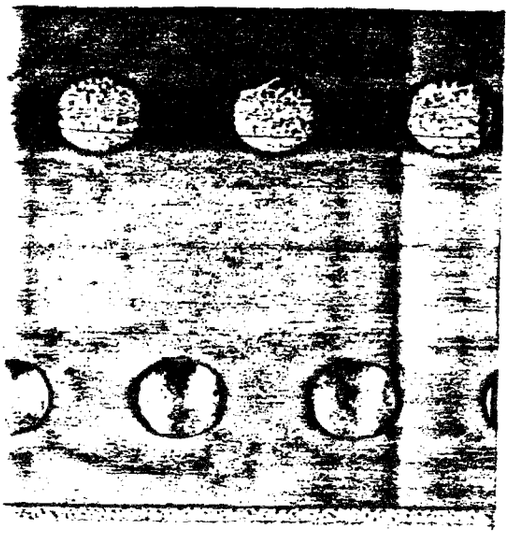
N77°31'14"E

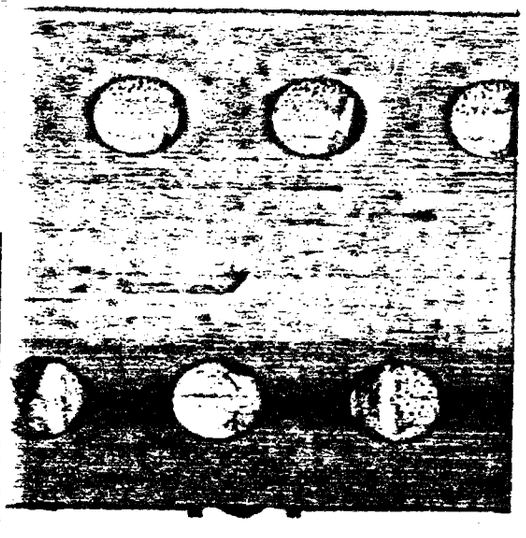
PARCEL 71 - TAX MAP 58-14

ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 223-A
TO BE CONVEYED TO FRANK SEARCY, JR.
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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10119 PG 5

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 882.13
				CON TX 3.27
				PRFEE 1.00
				WDEED 16.00
				TOTAL 20.27
				CHECK 20.27
			07/12/96 01	08:31 0001 4444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202858
IDENTIF. ↑ REFERENCE

96 JUL 12 AM 8:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1062133