BOOK 10145 PG 357

FOR RECORDING PURPOSES

LTIC File Number: 32853a GK

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $31,521.21

Howard W. Allen
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 19 96.

Notary Public

My commission expires 9-20-98

Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Howard W. Allen Barbara A. Allen 1249 SHAWNEE Rd MADISON, TN 37115	SAME	Part of 63-66

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bernard D. DeVasher and wife, Mary E. DeVasher and James B. Closser and wife, Myrna M. Closser

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard W. Allen and wife, Barbara A. Allen

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 EXHIBITS FOR LEGAL DESCRIPTION

This conveyance is subject to easements and restrictions of record and taxes for current year and rollbacks, if any.

0210904
IDENTIF. ↑ REFERENCE

96 AUG -5 AM11:04
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

3124 08/05 0101 03CHECK 133.63

THIS IS ( )IMPROVED (XX)UNIMPROVED PROPERTY KNOWN AS 1737 Hudson Road (HOUSE NUMBER) (STREET) Madison, Tennessee 37115 (CITY) (STATE) (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. 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, this 2nd day of August, 19 96.

Bernard D. DeVasher

Mary E. DeVasher

James B. Closser

Myrna M. Closser

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Bernard D. DeVasher and wife, Mary E. DeVasher and James B. Closser and wife, Myrna M. Closser

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 office at Nashville, Tennessee on this the 2nd day of August, 19 96.

Commission Expires: _____

STATE OF TENNESSEE

My commission Expires 9-26-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

EXHIBIT "A"

PROPERTY DESCRIPTION
6.021 ACRES - **ALLEN** TRACT - **TRACT "A"**

BEING a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et.al., in Deed Book 9912, page 19, R.O.D.C.T., more accurately described as follows:

BEGINNING at a iron pin in the easterly margin of Hudson Road, said pin being the most northwesterly corner of herein described tract and the most southwesterly corner of a tract owned by Thomas E. Henley and etux in (DB 4757, page 834 R.O.D.C.T.); thence now leaving said margin with the line of said Henley N 73 deg. 44' 00" E, 1978.41' to a set iron pin; thence now leaving said Henley with a new line S 26 deg. 05' 48" W, 278.55' to a set iron pin; thence with a new line S 76 deg. 43' 49" W, 1222.94' to a set iron pin in the easterly line of Lennox D. Blanton in (DB 10,001, page 634 R.O.D.C.T); thence with said Blanton for the next five calls; N 26 deg. 52' 20" W, 93.49' to a set iron pin; thence S 73 deg. 44' 00" W, 384.00' to a existing iron pin; thence S 67 deg. 33' 44" W, 75.25' to a existing iron pin; thence S 61 deg. 22' 54" W, 53.86' to a existing iron pin; thence with a curve to the left (I=90 deg. 00' 00", R=25.00' L=39.27' & CB= S 16 deg. 23' 29" W,) 35.36' to a existing iron pin in the easterly margin of Hudson Road; thence with said margin N 28 deg. 36' 31" W, 101.72' to the point of beginning containing 6.021 acres more or less.

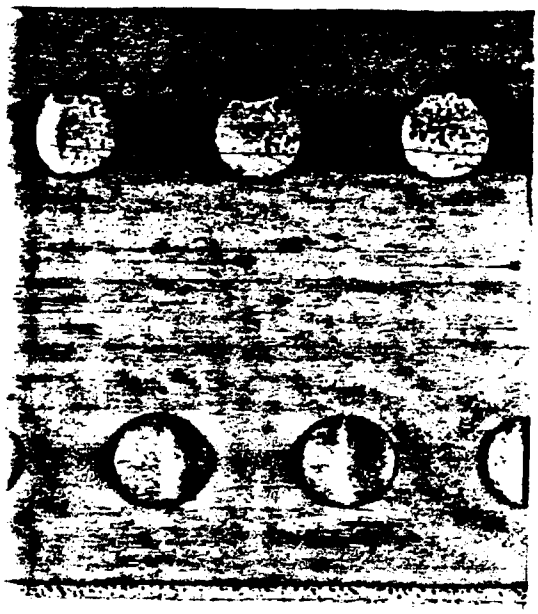
This parcel is subject to a 30' ingress & egress easement serving Tract "B" (Closser) and Tract "C" (DeVasher) as more particularly described in Schedule "D" attached.

EXHIBIT "D"

EASEMENT DESCRIPTION
1.447 ACRES INGRESS AND EGRESS EASEMENT - **TRACT "D"**

BEING an ingress and egress easement in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et.al., in Deed Book 9912, page 19, R.O.D.C.T., more accurately described according to a survey dated July 30, 1996 by Tommy E. Walker, R.L.S. (TN Lic. No. 1465) as follows:

BEGINNING at a point in the easterly margin of Hudson Road, said point being S 28 deg. 36' 31" E, 10.23' from the most northwest corner of the above described tract; thence now leaving said margin N 73 deg. 44' 00" E, 646.33' to a point; thence with a curve to the right (I= 81 deg. 14' 39", R= 189.87', L= 269.23' and LC= 247.24') to a point; thence S 25 deg. 01' 21" E, 313.14' to a point; thence with a curve to the left (I= 73 deg. 18' 02", R= 32.04', L= 40.99' and LC= 38.25') to a point; thence N 81 deg. 40' 37" E, 836.70' to a point in the easterly line of the new DeVasher tract; thence with said DeVasher S 09 deg. 17' 58" E, 30.00' to the southeast corner of said DeVasher, common corner to the new Closser tract; thence with the south line of Closser S 81 deg. 40' 37" W, 837.21' to a point; thence now leaving said line with a curve to the right (I= 73 deg. 18' 02", R= 62.04', L= 79.37', LC=74.07') to a point; thence N 25 deg. 01' 21" W, 313.14' to a point; thence with a curve to the left (I=81 deg. 14' 39", R= 159.87', L= 226.69', LC= 208.17') to a point; thence S 73 deg. 44' 00" W, 639.76' to a point in the easterly margin of said Hudson Road; thence with said margin N 28 deg. 36' 31" W, 30.71' to the point of beginning containing 1.447 acres more or less.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

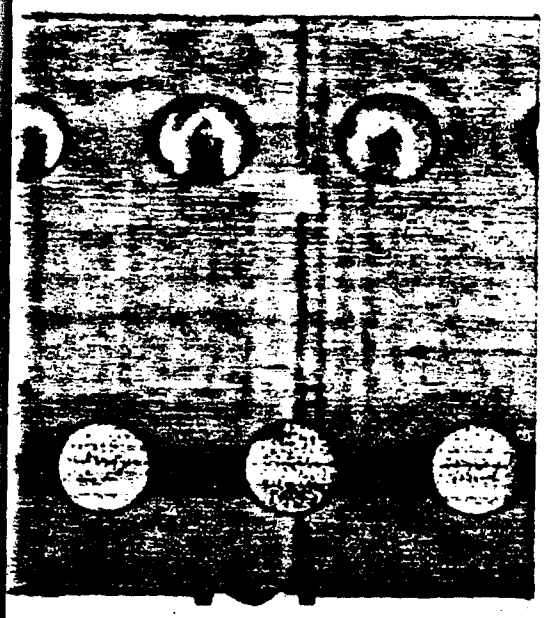
RECEIVED OF _____

FOR _____

BOOK 10145 PG. 361

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	31521.21
CON TX	116.63
PRFEE	1.00
WDEED	16.00
TOTAL	133.63
CHECK	133.63

08/05/96 01 11:09 0001 3124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02109O4
IDENTIF. ← REFERENCE

96 AUG -5 AM 11:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070697