FOR RECORDING PURPOSES

LTIC File Number: 32853b

BOOK 10145 PG 367

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $56,005.26.

Affiant

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

Notary Public

Commission Expires: My commission Expires 9-26-98

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:
James B. Closser Myrna M. Closser 530 Canton Pass Madison, TN 37115	SAME	part of 063-00-066

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 Howard W. Allen and wife, Barbara A. Allen

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Closser and wife, Myrna M. Closser

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.

0210906 IDENTIF. ⇑ REFERENCE

96 AUG -5 AM 11:05
DAVIDSON COUNTY, TN.

3126 08/05 0101 03CHECK 224.22

PICK-UP

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

Howard W. Allen

Barbara A. Allen

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 Howard W. Allen and wife, Barbara A. Allen

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, 1996.

THOMAS KIRK, JR. NOTARY PUBLIC STATE OF TENNESSEE

Commission Expires: _____

_____
Notary Public

My commission Expires 9-26-98

BOOK 10145 PG 368

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:

BOOK 10145 PG 369

EXHIBIT "A"

PROPERTY DESCRIPTION
10.698 ACRES - **CLOSSER** TRACT - **TRACT "B"**

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 northerly line of James W. Dillard in (DB 3927, page 120 R.O.D.C.T.), said pin being located N 81 deg. 40' 37" E, 549.00' from the most northwest corner of said Dillard; thence now leaving the line of said Dillard with the Easterly line of Lennox D. Blanton in (DB 10,001, page 634 R.O.D.C.T.) N 26 deg. 52' 20" W, 363.59' to a set iron pin; thence with a new line N 76 deg. 43' 49" E, 1222.94' to a set iron pin; thence with a new line S 09 deg. 17' 58" E, 450.22' to a set iron pin in the northerly line of said Dillard; thence with said Dillard S 81 deg. 40' 37" W, 1110.39' to the point of beginning containing 10.698 acres more or less.

Also conveyed herein is a Non-Exclusive ingress-egress Easement over Tract "D", said Tract "D" being more particularly described as follows: (SEE ATTACHED EXHIBIT)

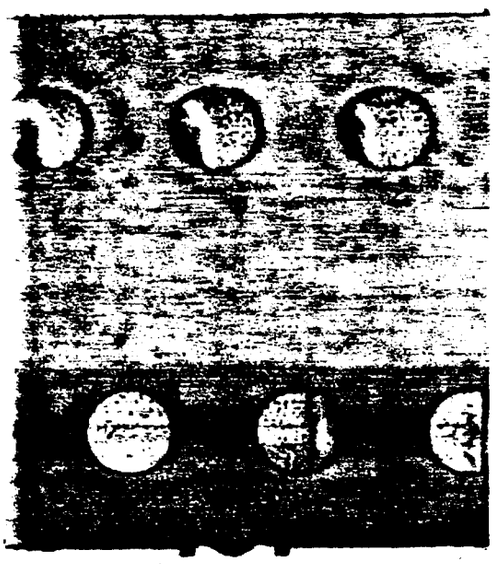
EXHIBIT "D"

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 10143 PG 371

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 56005.26
CON TX 207.22
PRFEE 1.00
WDEED 16.00
TOTAL 224.22
CHECK 224.22

08/05/96 01 11:10 0001 3126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210906
IDENTIF. # REFERENCE

96 AUG -5 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070699