BOOK 10231 PG 396

PREPARED BY (AND RETURN TO): 2057 10/21 0101 03CHECK 12.00

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W & I Ref: PWJr/FS
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen L. Wolff 5268 Old Hickory Boulevard Nashville, Tennessee 37218	SAME

TAX MAP-PARCEL NUMBERS: PARCEL 57-118

96 OCT 21 AM 10:52
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0238025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie W. Wooldridge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen L. Wolff,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's one-half undivided interest in and to certain land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land located in the 13th Civil District of Davidson County, Tennessee, being **Tracts 2A and 2B** as shown on and described according to a survey by Barry Greer and Associates, Tenn. R.L.S. No. 211, 2910 Elm Hill Pike, Nashville, TN 37214, (615) 883-3649, dated 9/17/90 (drawing 936), as follows; **To Wit:**

Beginning at a point in an old wire fence row in the northerly boundary of property conveyed to F. Louis Wolff and wife, May Jean Wolff, and Leslie W. Wooldridge and wife, Kathleen L. Wooldridge, of record in Book 5515, Page 462, Register's Office for Davidson County, Tennessee, said point being further described as being located 684.73 feet east of the northwesterly corner of said property and being in the southerly boundary of property conveyed to Hubert E. Lyle and Calvin C. Veach, by deed of record in Book 7182, Page 664, said Register's Office; thence with said old wire fence row and continuing along the southerly boundary of the said Lyle/Veach property the following calls and distances: South 87° 33' 26" East 218.19 feet to a point in fence; thence North 77° 26' 31" East 126.98 feet to a point in fence; thence North 71° 52' 26" East 310.02 feet to a point; thence leaving said Lyle/Veach boundary South 01° 50' 07" East 692.70 feet to a point; thence South

88° 09' 53" West 163.89 feet to a point; thence South 68° 00' 00" West 283.80 feet to a point; thence South 66° 11' 33" West 161.64 feet to a point; thence South 82° 32' 41" West 60.00 feet to a point; thence North 01° 50' 07" West 762.58 feet to the point of beginning, containing 10.05 acres, more or less.

Being the same property conveyed to Leslie W. Wooldridge and wife, Kathleen L. Wooldridge, by deed from F. Louis Wolff and May Jean Wolff, and Leslie W. Wooldridge and wife, Kathleen L. Wooldridge, by deed of record in Book 7528, Page 619, Register's Office for Davidson County, Tennessee. The said Leslie W. Wooldridge and Kathleen L. Wooldridge were subsequently divorced.

This conveyance is together with an easement appurtenant to the described property for roadway access and for use as a utility easement including, but not limited to, electricity, water, gas and telephone, and such other utility services as may be or become desirable. Said easement is 20 feet in width and extends westwardly from the west boundary of the described property across adjoining property owned by Smith and Peach (Book 8141, page 221, said Register's Office) any other property of the Grantee, and connects to the easement leading to Old Hickory Boulevard as shown at the front portion of Lot 1 of the Wolff and Wooldridge Subdivision of record in Book 5800, Page 257, said Register's Office.

Description Reference: Described according the survey referenced in said description.

This is unimproved property, known as: 10.05 acres, more or less, 5268 Old Hickory Blvd., Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION hereof on Oct. 1, 19 96.

Leslie W. Wooldridge

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State of Tennessee
County of Davidson

On Oct 1, 19 96, before me the undersigned authority, personally appeared **Leslie W. Wooldridge,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

K Diane Woodrop
Notary Public

My Commission Expires: 11/28/98

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Kathleen L. Wolff
Kathleen L. Wolff, Affiant

Sworn and subscribed before me on 10-11, 19 96

Darnell K Leech
Notary Public

My Commission Expires: 3-2799