BOOK 10240 PG 133

52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-11-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie R. McCall (NAME)	WILLIE R. MCCALL (NAME)	69-12-88
Ashland City Highway (ADDRESS)	3810 ASHLAND CITY HIGHWAY (ADDRESS)	69-12-12
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Madalyn K. Meadors and Katherine K. Harrell and Ruby K. Nussbaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie R. McCall and wife, Rose Mary McCall

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 EXHIBIT "A"

024 1013
IDENTIFICATION REFERENCE

96 OCT 29 AM 10:06
REGISTER
DAVIDSON COUNTY, TN

5.35

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved (X)
This is improved ( ) property, known as Ashland City Highway, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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. Wherever 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 our hand s this 24th day of October 19 96

Madalyn K. Meadors

Ruby K. Nussbaum

Katherine K. Harrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madalyn K. Meadors and Katherine K. Harrell and Ruby K. Nussbaum

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 Brentwood, Tennessee, this 24th day of October, 19 96.

Commission expires 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin set in the southerly margin of (Ashland City Highway) Hydes Ferry Pike westerly S 82 deg. 15' 59" E 166.41 feet to an iron pin set: then in a southerly direction N 35 deg. 13' 31" E 370.67 feet to an iron pin set in the northerly margin of Old Hydes Ferry Pike; thence in an easterly direction 98.19 feet to an iron pin set: then in a northerly direction S 41 deg. 28' 12" W 456.08 feet to the point of beginning according to a survey by John Kohl and Company, P.C. dated October 23, 1996.

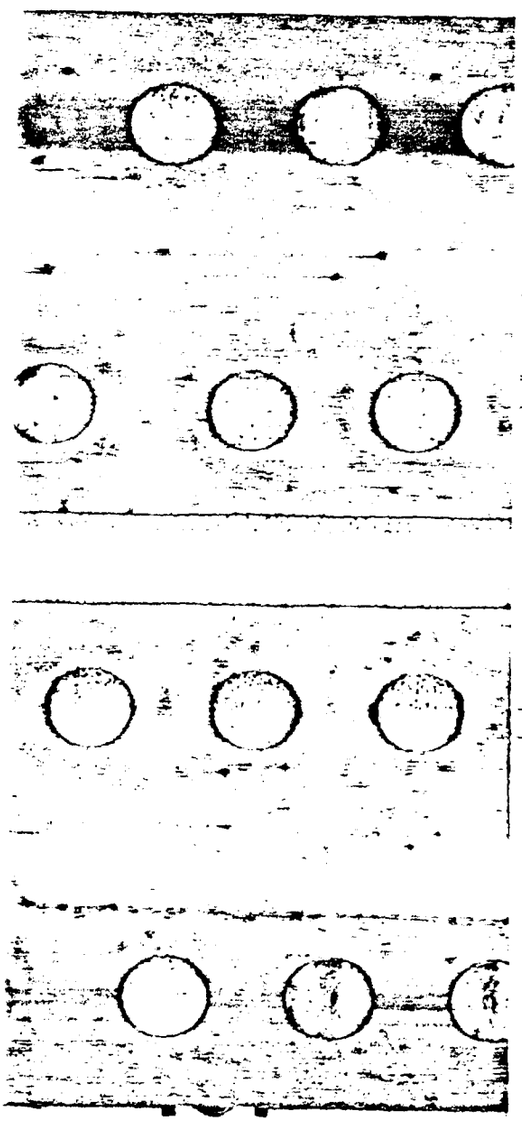
Being the same property conveyed to Madalyn K. Meadors, Oglena D. Kennedy, Katherine K. Harrell and Ruby K. Nussbaum by quitclaim deed from Elizabeth K. Burgess of record in Book 9441, page 728. The said Oglena D. Kennedy having since died intestate leaving Madalyn K. Meadors, Katherine K. Harrell and Ruby K. Nussbaum as her only heirs at law.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10240 PG 136

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	10500.00
CON TX	38.85
PRFEE	1.00
MREED	12.00
TOTAL	51.85
CHECK	51.85

10/29/96 01 10:10 0001 5309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241013
IDENTIF. & REFERENCE

96 OCT 29 AM 10:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Nº 1082265

No [redacted]