Book 36 Pg 5

This Warranty Deed being re-recorded to add language regarding driveway and easement rights

RE-RECORD
10245 891

Book 10212 Page 989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: 5/26/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Herbert, V (NAME)	Capital Bank & Trust (NAME)	131-7-31
4508 Shys Hill Road (ADDRESS)	1820 West End Avenue (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Don R. McKennon and Mary P. McKennon, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Herbert, V and Amy C. Herbert, husband and wife

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:

Being Lot 1 on the Resubdivision of Lot No. 2, on the Plan of Seven Hills, Section 4, of record in Plat Book 8250, Page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

There is included in this conveyance a permanent driveway easement serving said property across the southwest corner of adjacent Lot No. 2, more particularly described as follows: Beginning at an iron pin set on the northerly right of way of Lone Oak Circle at the common corner of Lots No. 1 & 2, on the Plan of the Resubdivision of Lot No. 2, Seven Hills, as of record in Plat Book 8250, page 599, Register's Office for Davidson County, Tennessee; thence leaving said right of way and running with the common line of said Lots No. 1 & 2, N 8 degrees 00 minutes 21 seconds east, 65.00 feet; thence leaving the common line of aforesaid lots and running S 1 degree 42 minutes 25 seconds E, 64.93 feet to the northerly right of way of Lone Oak Circle; thence with said right of way N 87 degrees 12 minutes 09 seconds W, 11.00 feet to the point of beginning;* (Please see Legal Description Continuation page) DRM MPM

There is further included in said conveyance a 10' wide private sanitary sewer service line easement containing 27,883 square feet and bisecting adjacent Lot No. 2 as shown on the Plan of Resubdivision of Lot No. 2 on the Plan of Seven Hills, Section 4, of record in Book 8250, page 599, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Don R. McKennon and Mary P. McKennon, husband and wife by deed from Bobby S. Mason and wife, Mamie G. Mason, of record in Book 5492, Page 273, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4508 Shys Hill Road, Nashville, Tennessee 37215
(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 27th day of September, 19 96

Don R. McKennon

Don R. McKennon

Mary P. McKennon

Mary P. McKennon

RE-RECORD

BOOK 10245 PG 892

BOOK 10212 PG 990

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 Don R. McKennon and Mary P. McKennon, husband and wife

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 27th day of September, 19 96.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

RE-RECORD
BOOK 10245 PG 893

LEGAL DESCRIPTION CONTINUATION

BOOK 10212 PG 931

Tennessee.

The plan of record in Book 8250, Page 599, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 60 foot minimum building setback line from Shy's Hill Road and 40 feet from Lone Oak Circle.

Easement for Sanitary Sewers and Storm Drainage of record in Book 4116, page 551 said Register's Office.

*together with the right to construct a permanent fence along the easterly line of said easement together with a gate across the easement at its intersection with Lone Oak Circle.

DRH
4:11 PM

0242460
IDENTIF. & REFERENCE

96 NOV -1 PM 12:15
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

5880 11/01 0101 03CHECK 12.00

0232209
IDENTIF. & REFERENCE

96 OCT -2 PM 4:06
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5851 10/02 2101 03CHECK 854.75