BOOK 10259 PG 268

BOX #19B

WARRANTY DEED

G#96-11-13K

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Phillip D Dean II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP D. DEAN, II	"NEW OWNERS"	MAPS 088 & 077
(NAME)	(NAME)	
830 Glastonbury Rd, #412		PART OF PARCELS
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		043, 008, & 044
(CITY) (STATE) (ZIP)	(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, JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP D. DEAN, II, AND WIFE, JENNIFER J. DEAN

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:

TRACT NO. 15:
LAND in the 12th Civil District of Davidson County, Tennessee, and described as Tract No. 15 of the John T. Hailey, Jr., and Anne S. Hailey Property, as described according to a survey by Rex Northcutt, Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

BEGINNING at a point on the North side of a cul-de-sac at the end of a proposed 50.00 foot wide right-of-way (off Garland Hollow Road) and being the Northwest corner of the herein described tract, and said pin being 1648.74 feet from a point in the center of Garland Hollow Road, this point being 261.62 feet from the Northwest corner of the Charles McCoy property; thence, with the TRUE POINT OF BEGINNING, leaving said cul-de-sac North 43 degrees 07 minutes 02 seconds East 946.29 feet to an 8 inch maple; thence, North 43 degrees 07 minutes 02 seconds East 15.27 feet to a point in the center of an old road bed, the Northeast corner of the herein described tract; thence, South 48 degrees 16 minutes 26 seconds East 38.19 feet to a point; thence, South 58 degrees 51 minutes 13 seconds East 77.12 feet to a point; thence, South 47 degrees 22 minutes 27 seconds East 41.04 feet to a point; thence, South 37 degrees 18 minutes 15 seconds East 103.78 feet to a point; thence, South 44 degrees 16 minutes 38 seconds East 58.34 feet to a point; thence, South 26 degrees 57 minutes 14 seconds East 71.90 feet to a point; thence,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tracts Nos. 15 and 16, Hailey Property, Davidson County, TN
(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 ~~8th~~ 12th day of November 1996

John T Hailey Jr.
JOHN T. HAILEY, JR.

Anne S Hailey
ANNE S. HAILEY

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

South 37 degrees 00 minutes 08 seconds East 125.05 feet to a point; thence, South 64 degrees 52 minutes 03 seconds East 62.91 feet to a point; thence, South 81 degrees 55 minutes 52 seconds East 78.86 feet to a point; thence, South 86 degrees 57 minutes 50 seconds East 203.48 feet to a metal pin in the center line of an old road bed, the easternmost tip of the herein described property; thence, leaving center of old road bed, South 08 degrees 03 minutes 45 seconds West 542.91 feet to a metal pin, the Southeast corner of the herein described tract; thence, North 79 degrees 57 minutes 16 seconds West 1256.25 feet to a point at the end of a cul-de-sac on the South margin of said cul-de-sac; thence, with said cul-de-sac, having a delta angle of 60 degrees 00 minutes 00 seconds, radius of 50.00 feet, length of 52.36 feet and with a chord bearing and distance of North 21 degrees 42 minutes 20 seconds West 50.00 feet to the point of BEGINNING.

TRACT NO. 16:
LAND in the 12th Civil District of Davidson County, Tennessee, and described as Tract No. 16 of the John T. Hailey, Jr., and Anne S. Hailey Property, as described according to a survey by Rex Northcutt, Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

BEGINNING at a point on the South side of a cul-de-sac at the end of a proposed 50.00 foot wide right-of-way (off Garland Hollow Road) and being the Northwest corner of the herein described tract, said pin being 1548.66 feet from a point in the center of Garland Hollow Road and this point being 211.62 feet from the Northwest corner of the Charles McCoy property; thence, with the TRUE POINT OF BEGINNING and with said cul-de-sac having a delta angle of 120 degrees 00 minutes 00 seconds, radius of 50.00 feet, length of 104.72 feet and with a chord bearing and distance of North 68 degrees 17 minutes 40 seconds East 86.60 feet to a point at the end of a cul-de-sac; thence, leaving said cul-de-sac, South 79 degrees 57 minutes 16 seconds East 1256.25 feet to a metal pin in the West line of the Jean Sexton property (Deed Book 4972, Page 257); thence, with said West line, South 07 degrees 49 minutes 48 seconds West 543.28 feet to a triple blazed 14 inch hickory at fence corner; thence, leaving said West line, North 80 degrees 40 minutes 53 seconds West 985.48 feet to a metal pin; thence, North 25 degrees 35 minutes 31 seconds West 627.28 feet to the point of BEGINNING.

BEING part of the same property conveyed to John T. Hailey, Jr., and wife, Anne S. Hailey, by Deed from William T. Chapman, Jr., and wife, Mary Frances Chapman, of record in Book 3643, Page 109, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantors herein.

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ 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 _____ 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 FLORIDA)

COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY, 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 Deerfield Beach, Florida, this 12th day of November, 1996.

Denise E. Smith
Notary Public

My Commission Expires: _____

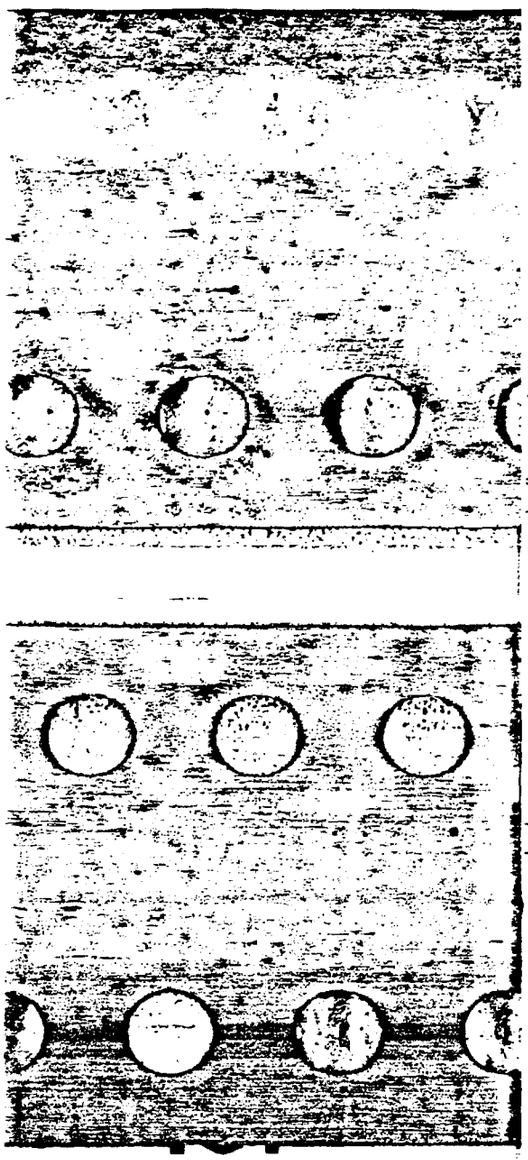
DENISE E. SMITH
MY COMMISSION # CC 436537
EXPIRES: February 1, 1999
Bonded Thru Notary Public Underwriters

0246563
IDENTIF. ← REFERENCE

96 NOV 14 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1288 11/14 0101 03CHECK 151-75

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 37500.00
CON TX 138.75
PRFEE 1.00
WDEED 12.00
TOTAL ~~151.75~~
CHECK ~~151.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/96 01 14:03 0001 1288

0246563
IDENTIF. ↑ REFERENCE

96 NOV 14 PM 1:5[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088174