Mail

BOOK 10270 PG 81

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **November, 1996, by and between JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE, Grantors, and JAMES A. GRAY, SR. and ROBERT D. POOLE, Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said JAMES A. GRAY, SR. and ROBERT D. POOLE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 1325 NEELY'S BEND ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

JAMES G. IRVING
Signature of Seller

VICTORIA L. BENNETT-IRVING
Signature of Seller

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96 NOV 25 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

0249921
IDENTIF. # REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **18th** day of **November, 1996.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES A. GRAY, SR. and ROBERT D. POOLE
1325 Neely's Bend Road
Madison Tn 37115

Property Address:

1325 NEELY'S BEND ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 53-13 PARCELS 3, 164, 6 & 7

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$146,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **November, 1996.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 165.3 feet to the southerly line of the Ritchie property, being 883.4 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

TRACT NO. 2: LOCATED and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to-wit:

Being Lots or Tracts Nos. 26 and 27 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

BEGINNING on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 25 and 26; thence with the line between said two lots or tracts, northwardly 180.4 feet to the southerly line of the Ritchie property, being 583 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 300.4 feet to the corner of Lots or Tracts Nos. 27 and 28; thence with the line between said two lots or tracts southwardly 165.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

TRACT NO. 3: BEING Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate in the 11th Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planing Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made, and further designated as Parcel No. 6 on Davidson County, Tennessee, Property Map 53-13.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a deadline in the rear on which it measures 150.2 feet.

TRACT NO. 4: Being Lot No. 30 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail at the corner of Lots Nos. 29 and 30; thence with the line between the said two lots northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.8 feet east of the easterly margin of Neely's Bend Road; thence northerly 69 deg. 53.5' East 198.2 feet to the westerly margin of a proposed street; thence with the same southwardly 115 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.84 feet to the northerly margin of Choctaw Trail; thence with the same westwardly 173.34 feet to the beginning.

BEING THE SAME four tracts of land conveyed to James G. Irving and wife, Victoria L. Bennett-Irving, by Quitclaim Deed from Denise C. Allis, Trustee, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of Nawakwa Hills Annex, Section No. 2, and described according to a plan made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning at a point at an iron pin on the easterly margin of Neely's Bend Road, at the beginning of a curve at the intersection of said Road and Choctaw Trail; thence with the margin of said Neely's Bend Road northwardly 191.4 feet to a point; thence north 70 degrees 08.5 minutes east 583 feet to the corner of Lot 26; thence with the line between said lots southwardly 180.4 feet to the northerly margin of Choctaw Trail; thence with the margin of said trail westwardly 578 feet to the beginning of a curve; thence along said curve, northwestwardly 42.07 feet to the beginning.

BEING the same property conveyed to JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE by deed from Denise C. Allis, Trustee, of record in Book 9793, page 360, Register's Office for DAVIDSON County, Tennessee.

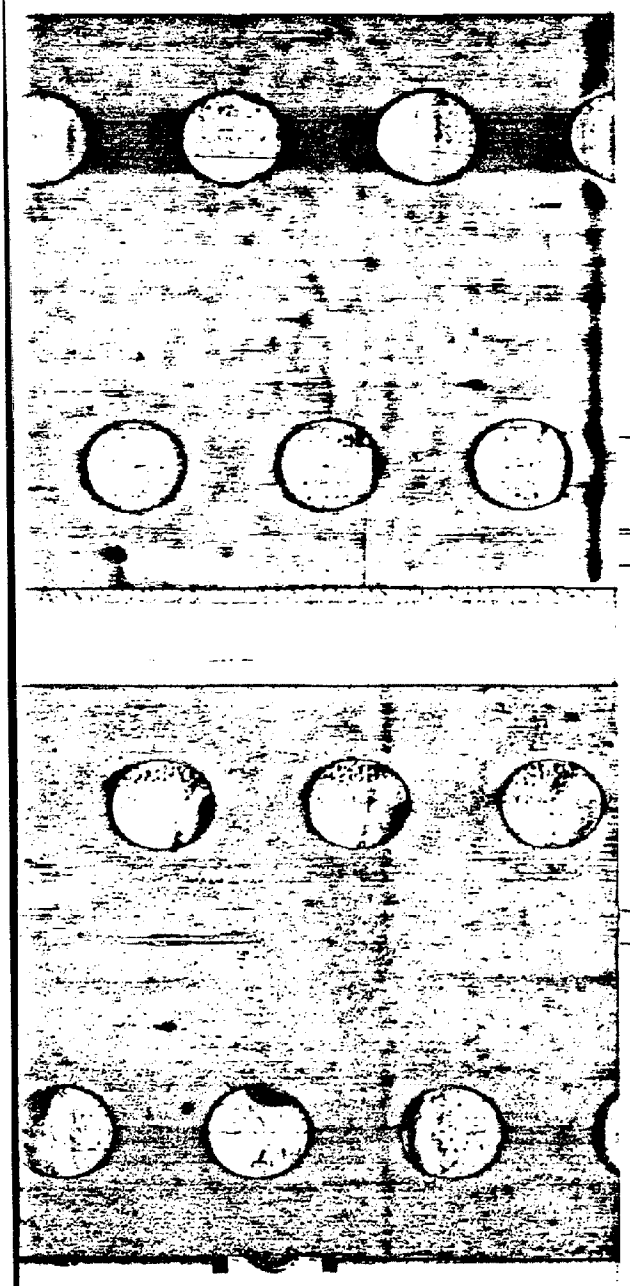
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 53-13 PARCELS 3, 164, 6 & 7).

2. All matters set forth on the unrecorded Plan Nawakwa Hills Annex, Section 2, a subdivision of the L.J. Gee Esate, as per the survey of Harvey Gee, dated April 3, 1948 (as to all tractss)

3. Sanitary Sewer Easement, of record in Book 1913, page 71, Register's Office for Davidson County, Tennessee (as to Map 53-13, parcel 164).

4. Unrecorded easements for roads and utilities, if any (as to all tracts).



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 85

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	146000.00
			CON TX	540.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	557.20
			CHECK	557.20
11/25/96	01	13:50	0001	9051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02499211
IDENTIF. ↑ REFERENCE

96 NOV 25 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1091742