BOOK 10291 PG 318

"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES"
"NO TITLE SEARCH PERFORMED"

Send tax bills to:

Richard Kelley Gleaves
3108 Earhart Rd.
Hermitage TN. 37076

This instrument prepared by:

Michael W. Ferrell Mail
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Map: part of 98
Group:
Parcel: 26

Improved:
Unimproved: X

**WARRANTY DEED**

THIS INDENTURE made and entered into on this the 13th day of December, 1996, by and between JOHN D. McCORMICK and wife, LOIS P. McCORMICK, hereinafter referred to as the GRANTORS, and RICHARD KELLEY GLEAVES, SR., hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being the same triangular corner of land conveyed unto Ben Allen Foster and wife, Christine Foster, by Deed of record in Book 3278, Page 218, Register's Office for Davidson County, Tennessee, said land being more particularly described by survey of John D. McCormick, Registered Land Surveyor, No. 674, dated May 29, 1996, revised June 11, 1996, on "A Plat Showing the Ben Allen Foster and Wife Property":
>
> Beginning at a point on the southwesterly margin of a curve in Earhart Road, having a radius of 217.86 feet and being the easterly corner of the property herein described, said point lying 98.38 feet along the radius of the said curve west of the northeast corner of the property of Ben Allen Foster and wife of record in Book 1534, Page 500, RODC; thence along the common boundary with Foster, North 80° 52' 22" East 78.07 feet to a point on Gleaves easterly line; thence South 1° 26' 23" West 114.22 feet to a point on the westerly margin of the aforementioned curve in Earhart Road; thence along

the said curve to the left having a radius of 217.86 feet, a distance of 149.64 feet to the point of beginning and containing 0.073 acres, more or less.

Being a part of the property conveyed to John D. McCormick and wife, Lois P. McCormick, by Deed of record in Book 10052, Page 872, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, his heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

JOHN D. McCORMICK

LOIS P. McCORMICK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, JOHN D. McCORMICK and wife, LOIS P. McCORMICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 13th day of December, 1996.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-11-99

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STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of December, 1996.

Notary Public

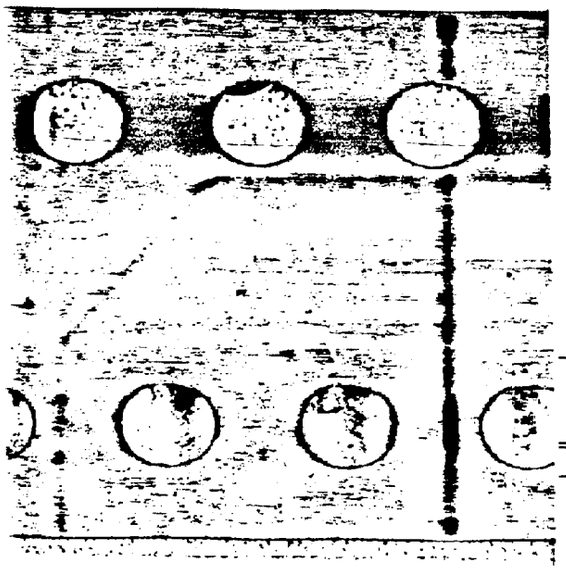
My Commission Expires: 7-11-99

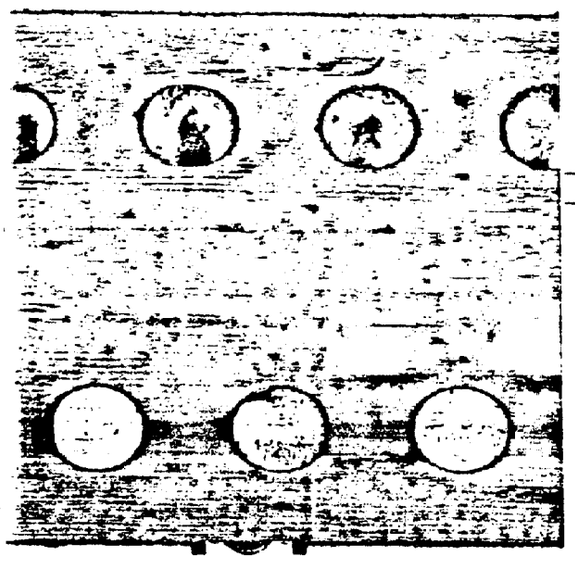
DENISE CARVER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0256054
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 10:51
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5938 12/16 0101 03CHECK 18.55





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10291 PG 321

| | | |
|---|---|---|
| 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 1500.00 |
| | | | | CON TX 5.55 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 18.55 |
| | | | | CHECK 18.55 |
| | | | 12/16/96 01 | 10:51 0001 5938 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256054 ← REFERENCE IDENTIF.

96 DEC 16 AM 10:51

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN.

**No.** 1098551